



Civil Engineers • Land Surveyors • Planners • Landscape Architects

April 29, 2019

Mr. Mark Strain
Collier County Hearing Examiner
Collier County Growth Management Division
2800 N. Horseshoe Drive
Naples, FL 34104

RE: **Hamilton Place RPUD Insubstantial Change (PDI) – PL2019000097**

Dear Mr. Strain:

We represent the applicant and contract purchaser of the Hamilton Place RPUD. We are requesting that the Hearing Examiner waive the Neighborhood Information Meeting for this application due to the minor changes proposed. An insubstantial change application has been filed which proposes to modify the development standards table to add standards for Townhouse multi-family dwelling units. Multi-family dwelling units have been previously approved for this project and no modifications are required to the approved conceptual PUD master plan. The proposed development standards do not increase heights, nor decrease setbacks to any external PUD boundary. A copy of the proposed development standards have been provided for your review. The applicant initially proposed a sign setback deviation along Livingston Road; however, the applicant is withdrawing this deviation request. Should you have any questions or wish to discuss, please contact me at (239) 947-1144.

Sincerely,

D. Wayne Arnold, AICP

Enclosures

Cc: Jim Hepler, Toll Brothers, Inc.
GradyMinor File

Hamilton Place RPUD (PDI-PL20190000097)

Proposed PUD Revisions

EXHIBIT B FOR HAMILTON PLACE RPUD

DEVELOPMENT STANDARDS

Exhibit B sets forth the development standards for land uses within the Hamilton Place RPUD Subdistrict. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or subdivision plat.

STANDARDS	SINGLE-FAMILY DETACHED	VARIABLE LOT LINE FOR SINGLE FAMILY	SINGLE FAMILY ATTACHE D	MULTI-FAMILY	<u>TOWNHOUS E</u>	AMENITY CENTER
Minimum Lot Area	5,000 SF	4,000 SF	3,500 SF	1 acre	<u>1,600 SF</u>	103,000 SF
Minimum Lot Width *3	50 feet	40 feet	35 feet	100 feet	<u>20 feet</u>	N/A
Minimum Lot Depth	100 feet	100 feet	100 feet	100 feet	<u>80 feet</u>	N/A
Minimum Front Yard *1,*6	20 feet *2	20 feet *2	20 feet *2	20 feet	<u>20 feet *2</u>	N/A
Minimum Side Yard	5 feet	0 - 10 feet *4	0 or 5 feet	10 feet	<u>0 or 5 feet</u>	N/A
Minimum Rear Yard *6 Principal	15 feet	15 feet	15 feet	15 feet	<u>0 feet from LBT or LMT</u>	N/A
Maximum Height Zoned (not to exceed 2 stories) Actual (not to exceed 2 stories)	30 feet 35 feet	30 feet 35 feet	30 feet 35 feet	30 feet 35 feet	<u>30 feet</u> <u>35 feet</u>	30 feet 35 feet
Minimum Distance Between Principal Structures *5	12 feet	10 feet	10 feet	10 feet	<u>5 feet detached</u> <u>0 feet attached</u>	N/A

Words underlined are additions; words ~~struck through~~ are deletions

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Floor Area Min. (S.F.)	1500 SF	1000 SF	1000 SF	1000 SF	<u>1000 SF</u>	N/A
PUD Boundary	40 feet	40 feet	40 feet	40 feet	<u>40 feet</u>	40 feet
Preserve	25 feet	25 feet	25 feet	25 feet	<u>25 feet</u>	25 feet
ACCESSORY STRUCTURES						
Front *2	20 feet	20 feet	20 feet	20 feet	<u>20 feet</u>	20 feet
Side	5 feet	0 feet	0 feet	10 feet	<u>0 feet</u>	10 feet
Minimum Rear Yard *6	10 feet	10 feet	10 feet	10 feet	<u>10 feet</u>	N/A
PUD Boundary	40 feet	40 feet	40 feet	40 feet	<u>40 feet</u>	40 feet
Preserve	10 feet	10 feet	10 feet	10 feet	<u>10 feet</u>	10 feet
Minimum Distance Between Structures	10 feet	10 feet	10 feet	10 feet	<u>5 feet detached</u> <u>0 feet attached</u>	10 feet
Maximum Height						
Zoned (not to exceed 2 stories)	25 feet	25 feet	25 feet	25 feet	<u>25 feet</u>	25 feet
Actual (not to exceed 2 stories)	30 feet	30 feet	30 feet	30 feet	<u>30 feet</u>	30 feet

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[LBT – Landscape Buffer Tract](#)

[LMT – Lake Maintenance Tract](#)

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EXHIBIT F FOR HAMILTON PLACE RPUD

LIST OF DEVELOPER COMMITMENTS

1. PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is ~~WCI Communities, LLC~~ Toll Bros., Inc., 24301-24201 Walden Center Drive, Ste. 204, Bonita Springs, FL 34135. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

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