

# Owl Creek Reserve Comprehensive Plan Amendments

**CPA2020-00004 & CPA2020-00005**



## **Board of County Commissioners**

**Transmittal Hearing - April 20, 2022**



# APPLICANT REPRESENTATIVES

**Counsel:**

**Russell Schropp  
Richard Akin**



**Planner:**

**Stacy Ellis Hewitt, AICP**

**Engineer:**

**David R. Underhill, Jr., PE**



**Environmental:**

**Tyler King  
Ashley Palmer**



**Water Resources:** Michael J. Jessich



**Transportation:** Ted B. Treesh



**Marine Engineer:** Hans Wilson, P.E.



# REQUESTS

- **New Policy 29.2.4** provides incentives for preservation or restoration of **Rare & Unique Upland Habitats** in developments located in **Rural** future land use category within **North Olga Community Plan** area, clustered, & approved through planned development process
- **Amend Lee Plan Policy 124.1.1 & Table 1(a), Note 8** to allow for capture of density from preserved wetlands when adjacent to Rural future land use category
- **Amend Lee County Utilities Future Water Service Areas (Lee Plan Map 4A)** to add 342.68± acres to Lee County Utilities Future Water Service Area

## **CONCURRENT REZONING REQUEST**

- Would apply these plan amendments to a proposed residential planned development on the subject property
- If these plan amendments are transmitted, this rezoning would proceed forward through staff and HEX review
- Plan amendment and rezoning would then come back to you at a later date for consideration and potential adoption

# RECOMMENDATIONS

- **Lee County Staff:**
  - Recommends Transmittal
- **Local Planning Agency:**
  - Found Requests Consistent with Lee Plan
    - Map Amendment – unanimous
    - Text Amendment – one opposed however staff adjusted language to address expressed concern

POLICY 1.4.1: The Rural future land use category are areas that are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural ~~area~~ future land use category is one dwelling unit per acre (1 du/acre). **See Policy 29.2.4 for a potential density incentive resulting from preservation and/or restoration of Rare and Unique Upland Habitat.**

**Stacy Ellis Hewitt, AICP**

