



Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning  
Post Office Box 398  
Fort Myers, FL 33902-0398  
Telephone: (239) 479-8585  
FAX: (239) 479-8519

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D 9-27-06

REC'D BY: am K u

APPLICATION FEE Board

TIDEMARK NO: CPA 2006-00009

2243270000000000

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District 5

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☒ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: \_\_\_\_\_

### APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: \_\_\_\_\_

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9/27/2006  
DATE

Angela Biggs (V.P. ALVA, Inc.)  
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

CPA 2006-00009

RECEIVED  
SEP 27 2006

PERMIT COUNTER

I. APPLICANT/AGENT/OWNER INFORMATION

ALVA, INC.  
APPLICANT  
P.O. Box 2022  
ADDRESS  
ALVA FL 33920  
CITY STATE ZIP

TELEPHONE NUMBER FAX NUMBER

COLETTE CORWIN (SECRETARY ALVA, INC)  
AGENT\*  
20150 N. River Rd  
ADDRESS  
ALVA FL 33920  
CITY STATE ZIP

239-728-4693  
TELEPHONE NUMBER FAX NUMBER

OWNER(s) OF RECORD  
ADDRESS  
CITY STATE ZIP  
TELEPHONE NUMBER FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

\* This will be the person contacted for all business relative to the application.



**II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)**

A. TYPE: (Check appropriate type)

☐ Text Amendment

☐ Future Land Use Map Series Amendment  
(Maps 1 thru 20)

List Number(s) of Map(s) to be amended  
\_\_\_\_\_

B. SUMMARY OF REQUEST (Brief explanation):

PLAN is submitted for the ALVA community  
to present the vision of futur AWA, propose goals,  
objectives, and policies to be incorporated into  
the Lee County Comprehensive Plan

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY  
(for amendments affecting development potential of property)**

A. Property Location:

1. Site Address: \_\_\_\_\_

2. STRAP(s): \_\_\_\_\_

B. Property Information

Total Acreage of Property: \_\_\_\_\_

Total Acreage included in Request: \_\_\_\_\_

Area of each Existing Future Land Use Category: \_\_\_\_\_

Total Uplands: \_\_\_\_\_

Total Wetlands: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Current Future Land Use Designation: \_\_\_\_\_

Existing Land Use: \_\_\_\_\_

- C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

*Lehigh Acres Commercial Overlay:* \_\_\_\_\_

*Airport Noise Zone 2 or 3:* \_\_\_\_\_

*Acquisition Area:* \_\_\_\_\_

*Joint Planning Agreement Area (adjoining other jurisdictional lands):* \_\_\_\_\_

*Community Redevelopment Area:* \_\_\_\_\_

- D. Proposed change for the Subject Property:

\_\_\_\_\_

- E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density \_\_\_\_\_

Commercial intensity \_\_\_\_\_

Industrial intensity \_\_\_\_\_

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density \_\_\_\_\_

Commercial intensity \_\_\_\_\_

Industrial intensity \_\_\_\_\_

#### IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. Provide any proposed text changes.
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
4. Map and describe existing zoning of the subject property and surrounding properties.
5. The legal description(s) for the property subject to the requested change.
6. A copy of the deed(s) for the property subject to the requested change.
7. An aerial map showing the subject property and surrounding properties.
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

**B. Public Facilities Impacts**

*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

**1. Traffic Circulation Analysis**

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

**Long Range – 20-year Horizon:**

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);



- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

- 2. Provide an existing and future conditions analysis for:
  - a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;

- Current LOS, and LOS standard of facilities serving the site;
  - Projected 2020 LOS under existing designation;
  - Projected 2020 LOS under proposed designation;
  - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
  - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
    - a. Fire protection with adequate response times;
    - b. Emergency medical service (EMS) provisions;
    - c. Law enforcement;
    - c. Solid Waste;
    - d. Mass Transit; and
    - e. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

**D. Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

**E. Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

**F. Additional Requirements for Specific Future Land Use Amendments**

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.



3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

**Item 1: Fee Schedule**

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres up to a maximum of \$2,255.00
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

**AFFIDAVIT**

I, \_\_\_\_\_, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

George S. Berczik (VP ALWA, Inc.)  
Signature of owner or owner-authorized agent

9/27/2006  
Date

GEORGE S. BERCIK

Typed or printed name

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was certified and subscribed before me this 27 day of Sept 192006  
by George Berczik III, who is personally known to me or who has produced  
DL B622 31747 372-0 as identification.



[Signature]  
Signature of notary public

Printed name of notary public

**RECEIVED**  
SEP 27 2006

CA 2006-00009

**PERMIT COUNTER**

Date: May 31, 2006  
To: Jim Mudd, Community Development  
From: Molly Schweers, Public Resources  
Re: Community Planning Panels

Hi Jim, I'm handling the advisory committee database as of March. Apparently, Ms. Maria Pagan left the Alva Community Planning Panel back in 2004. I got a call from her last week wondering why she was still receiving financial disclosure forms from the state. I explained that she was still listed as an active member of a committee that is required to file financial disclosure information. She sent me an official resignation letter and now, hopefully, the situation will be resolved.

Please let me know as members are added and removed from the committees for which you are the liaison. If people are required to file and they don't, the fine is \$25 per day. I'm including the current lists as they appear in my database for your review. I thank you in advance for taking a few minutes to review them and make sure they are accurate. Give me a call if there are any problems.

Thank you very much,  
Molly Schweers  
Public Resources  
335-2215  
MSchweers@leegov.com

Bob Janes  
*District One*

February 26, 2007

A. Brian Bigelow  
*District Two*

Public Service/Review Agencies  
See Distribution List

Ray Judah  
*District Three*

Tammy Hall  
*District Four*

RE: Alva Community Plan and Lee Plan amendment

Frank Mann  
*District Five*

Planning Division staff requests your agency's help in reviewing the enclosed final draft of the Alva Community Plan.

Donald D. Stilwell  
*County Manager*

David M. Owen  
*County Attorney*

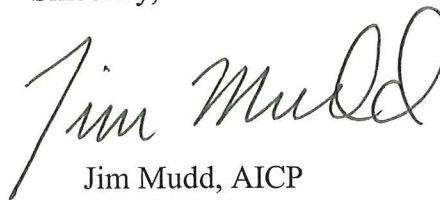
The plan provides background information and the data and analysis for the proposed Lee Plan amendment that begins on Page 8 of the plan. They are proposing a new Future Land Use Map category (Rural Village) for the historic center of Alva, a revised vision statement for their community, a new Goal, and new Objectives and Policies. Planning staff requests that your agency help to determine the adequacy of existing county plans and regulations to address the concerns expressed in the community plan and the impact on both fiscal and human resources the proposed amendments would have on your agency.

Diana M. Parker  
*County Hearing Examiner*

Planning Staff requests that your agency review the draft community plan for Alva and provide written comments as soon as possible, but no later than Monday, March 12. If the proposed community plan causes any other concerns for your agency, please include this information in your comments.

**Dept. Of Community Development  
Division of Planning**

Sincerely,



Jim Mudd, AICP  
Principal Planner



**Distribution List:**

William Horner, Airport Authority  
Robert Tiner, Alva Fire District  
Mary Zettel, Lee County Code Enforcement  
Rick Roberts, Lee County Code Enforcement  
Mary Gibbs, Community Development Director  
Donna Marie Collins, County Attorney's Office  
Pete Eckenrode, Lee County Development Services  
Regina Smith, Lee County Economic Development  
Kim Trebatoski, Lee County Environmental Sciences  
Michael Horsting, Lee Tran  
Roland Ottolini, Lee County Natural Resources  
John Yarbrough, Lee County Parks & Recreation  
John Wilson, Lee County Public Safety  
Chris Hansen, Lee County Public Safety, EMS  
Richard Cranford, Lee County Public Safety  
Gerald Campbell, Lee County Public Safety, EMS  
Jim Lavender, Lee County Public Works  
Michael Pavese, Lee County Public Works  
Susan Teston, Lee County School Board  
W. Bergquist, Lee County Sheriff's Office  
James Nygaard, Lee County Sheriff's Office  
Wayne Daltry, Lee County Smart Growth  
Lindsey Sampson, Lee County Solid Waste  
William Newman, Lee County Solid Waste  
David Loveland, Lee County Division of Transportation  
Lili Wu, Lee County Division of Transportation  
Ivan Velez, Lee County Utilities  
Pam Houck, Lee County Zoning

**Mudd, James P.**

---

**From:** Collins, Donna Marie  
**Sent:** Thursday, May 17, 2007 8:59 AM  
**To:** Mudd, James P.  
**Subject:** FW: River Hall Meeting

Donna Marie Collins  
Assistant County Attorney  
Lee County Attorney's Office  
Phone: 239-533-2236  
Fax: 239-485-2106  
[collinsd@leegov.com](mailto:collinsd@leegov.com)

**Please note that Florida has a broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records subject to review by the public and media upon request. Your email communication may be subject to public disclosure.**

---

**From:** Collins, Donna Marie  
**Sent:** Wednesday, May 16, 2007 9:18 AM  
**To:** Dist5, Mann  
**Subject:** RE: River Hall Meeting

**Hi Chris**

**Please assure these good folks that they are still on track and their place in the package of 2006-2007 plan amendments is not in jeopardy. Their proposed amendments to the Lee Plan will be considered with the rest of the plan amendments for that round...that is still in the very early stages. Please tell them I will review the draft Alva Plan as soon as the current round of Lee Plan amendments (2005-2006) are taken care of and then I promise review their proposal as soon as time will allow for the comprehensive review it deserves.**

**Thank you.**

Donna Marie Collins  
Assistant County Attorney  
Lee County Attorney's Office  
Phone: 239-533-2236  
Fax: 239-485-2106  
[collinsd@leegov.com](mailto:collinsd@leegov.com)

5/18/2007

**Please note that Florida has a broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records subject to review by the public and media upon request. Your email communication may be subject to public disclosure.**

---

**From:** Dist5, Mann  
**Sent:** Tuesday, May 15, 2007 4:29 PM  
**To:** Collins, Donna Marie  
**Subject:** FW: River Hall Meeting

Do you know where this plan is. I have to obtain a status. Thank you

---

**From:** Ruby Daniels [mailto:[danielsare@ssfcumember.org](mailto:danielsare@ssfcumember.org)]  
**Sent:** Tuesday, May 15, 2007 3:57 PM  
**To:** Dist5, Mann  
**Subject:** Re: River Hall Meeting

Thanks, Chris. He asked me to remind him to check on Alva's Community Plan since it has been in the attorney's office almost a month now. Will you please mention it to him?

I do have a question. Are people who have not spoken to the Commissioners previously about River Hall allowed to speak tomorrow? I plan on bring there.

Ruby Daniels

----- Original Message -----

**From:** [Dist5, Mann](#)  
**To:** [danielsare@ssfcumember.org](mailto:danielsare@ssfcumember.org)  
**Sent:** Tuesday, May 15, 2007 10:42 AM  
**Subject:** River Hall Meeting

Ms. Daniels: Commissioner Mann asked if I would get back to you with the time for the River Hall meeting tomorrow. It will be held in the Commission Chambers at 9:30am tomorrow. If you should need any further information, please feel free to get back to me.

Chris Berry  
Executive Assistant  
District #5  
(239) 335-2225

---

Protected by Spam Blocker Utility   
[Click here to protect your inbox from Spam.](#)

5/18/2007



STRAYHORN & STRAYHORN, P.L.  
A Professional Limited Liability Company  
2125 First Street, Suite 200 • Fort Myers, Florida 33901

Guy M. Strayhorn (1889-1981)  
Norwood R. Strayhorn (1911-1982)  
Guy R. Strayhorn  
E. Bruce Strayhorn, P.L.  
Richard W. Pringle, P.A.

Reply to:  
Richard W. Pringle  
P. O. Box 1545  
Fort Myers, FL 33902-1545

Telephone: 239/332-4717  
Facsimile: 239/332-4718

E-Mail: [Richard@strayhornlaw.com](mailto:Richard@strayhornlaw.com)

October 21, 2008

VIA HAND DELIVERY

Commissioner Frank Mann  
Board of Lee County Commissioners  
PO Box Box 398  
Fort Myers, Florida 33902-0398

RE: Alva Community Plan-Comprehensive Plan Amendment-Board of County  
Commissioners Transmittal Public Hearing on Wednesday, October 22, 2008

Dear Commissioner Mann:

I represent Mary Povia who is the manager of the Povia Family, LLC. The Povia Family, LLC owns approximately 320 acres located in the north Olga area of Lee County in Section 16, Township 43 South, Range 26 East, Lee County, Florida (Parcel Identification Number 16-43-26-00-00001.0000). The Povia Family, LLC's land is immediately west of North Olga Road and south of North River Road (Highway 78).

Ms. Povia has participated in the process related to the creation of a community plan for Alva dating back to 2001 when Lee County considered entering into a contract with ALVA, Inc. for the purpose of creating a proposed community plan for Alva, Florida. Since the beginning of the process related to the creation of a community plan for Alva, Ms. Povia has been opposed to the inclusion of her family's land within the boundaries of the Alva Community Plan area. On several occasions, I have made the Povia family's objections to having their land included in the Alva Community Plan area known to county officials as the Alva Community Plan has worked its way through the County review process. A primary reason Ms. Povia has objected to being included in the Alva Community Plan is the fact that the town of Alva is nine miles away from the Povia Family, LLC's land so that there is not a common community planning interest that might connect the Povia Family, LLC land with Alva. If anything, a community plan for the Olga area will represent a better planning tool for purposes of creating a community planning area for the land immediately adjacent to the Povia Family, LLC land.

I have reviewed the online material for the upcoming public hearing to consider the transmittal of the Alva Community Plan to DCA as a Comprehensive Plan amendment. As I interpret the Alva Community Plan boundary map (Figure 1), a copy of which is attached, the

Lee County Board of County Commissioners  
Commissioner Frank Mann  
Page 2 of 2  
October 21, 2008

Alva Community Plan area does not include the Povia Family, LLC's land described above. As long as the Alva Community Plan area does not include the Povia Family, LLC's land, Ms. Povia does not take a position in favor of or against the County's adoption of the proposed Comprehensive Plan Amendments related to the Alva Community Plan. However, Ms. Povia does object to any modification of the boundaries of the Alva Community Plan area, as shown on Figure 1 referenced above, which results in any part of the Povia Family, LLC's land being included in the Alva Community Plan area.

To summarize, I respectfully request the Board of County Commissioners to not adopt any amendment to the Lee County Comprehensive Plan related to the Alva Community Plan where said amendment includes the Povia Family, LLC's land within the boundaries of the Alva Community Plan area. In light of the fact that I have a schedule conflict so that I will not be able to attend the Board of County Commissioners public hearing on Wednesday, October 22, 2008, on behalf of the Povia Family, LLC, I respectfully request that a copy of this correspondence be placed in the record of the public hearing as the Povia Family, LLC's public input on the matter.

Respectfully submitted,

*Richard W. Pringle*

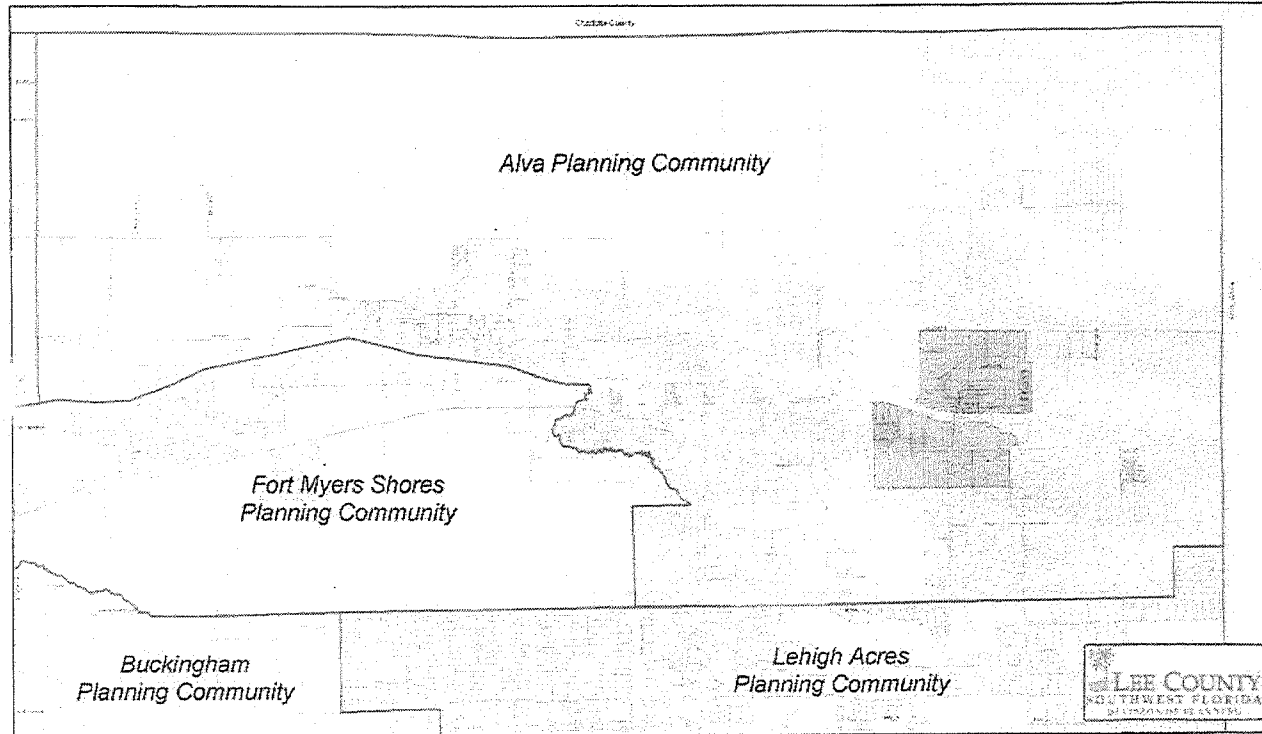
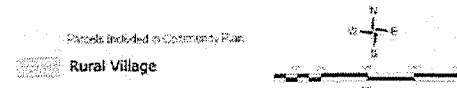
Richard W. Pringle  
(Electronically signed to expedite)

RWP/jlp  
2007116

CC: David Owen, Lee County Attorney  
Records Clerk for the BOCC

Alva Community Plan  
Proposed Community Planning Area

FIGURE 1



Daniel W. Kreinbrink  
& Katherine Kreinbrink  
12100 N. River Road  
Alva, FL 33920

October 21, 2008

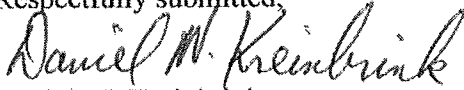
To Matt Noble  
Planner  
[noblema@leegov.com](mailto:noblema@leegov.com)

I recently heard that the Alva, Inc. community plan will be reviewed by the Commissioners October 22. I am deeply concerned about efforts by Alva, Inc. to extend the boundaries of their community plan to North Olga. I adamantly oppose any community plan that includes North Olga, that isn't created by the residents of North Olga. I strongly urge you to confine the Alva, Inc. plan to the core downtown Alva area.

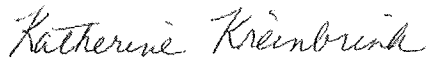
As a long-time resident of North Olga, I am passionate about my community. I understand that change is inevitable, but like other North Olga residents and landowners, want to decide the future of our community. Alva is more than nine miles away, and is a separate community with its own heritage. Alva residents should not decide the future of North Olga.

Thank you for your consideration and efforts to help preserve the North Olga community.

Respectfully submitted,



Daniel W. Kreinbrink



Katherine Kreinbrink

Daniel W. Kreinbrink  
& Katherine Kreinbrink  
12100 N. River Road  
Alva, FL 33920

October 21, 2008

To Matt Noble  
Planner  
[noblema@leegov.com](mailto:noblema@leegov.com)

I recently heard that the Alva, Inc. community plan will be reviewed by the Commissioners October 22. I am deeply concerned about efforts by Alva, Inc. to extend the boundaries of their community plan to North Olga. I adamantly oppose any community plan that includes North Olga, that isn't created by the residents of North Olga. I strongly urge you to confine the Alva, Inc. plan to the core downtown Alva area.

As a long-time resident of North Olga, I am passionate about my community. I understand that change is inevitable, but like other North Olga residents and landowners, want to decide the future of our community. Alva is more than nine miles away, and is a separate community with its own heritage. Alva residents should not decide the future of North Olga.

Thank you for your consideration and efforts to help preserve the North Olga community.

Respectfully submitted,

Daniel W. Kreinbrink

Katherine Kreinbrink

Daniel W. Kreinbrink  
& Katherine Kreinbrink  
12100 N. River Road  
Alva, FL 33920

October 21, 2008

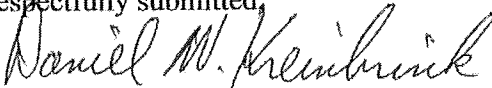
To the Honorable Frank Mann  
District 5  
Email: [dist5@leegov.com](mailto:dist5@leegov.com)

I recently heard that the Alva, Inc. community plan will be reviewed by the Commissioners October 22. I am deeply concerned about efforts by Alva, Inc. to extend the boundaries of their community plan to North Olga. I adamantly oppose any community plan that includes North Olga, that isn't created by the residents of North Olga. I strongly urge you to confine the Alva, Inc. plan to the core downtown Alva area.

As a long-time resident of North Olga, I am passionate about my community. I understand that change is inevitable, but like other North Olga residents and landowners, want to decide the future of our community. Alva is more than nine miles away, and is a separate community with its own heritage. Alva residents should not decide the future of North Olga.

Thank you for your consideration and efforts to help preserve the North Olga community.

Respectfully submitted,

  
Daniel W. Kreinbrink

  
Katherine Kreinbrink

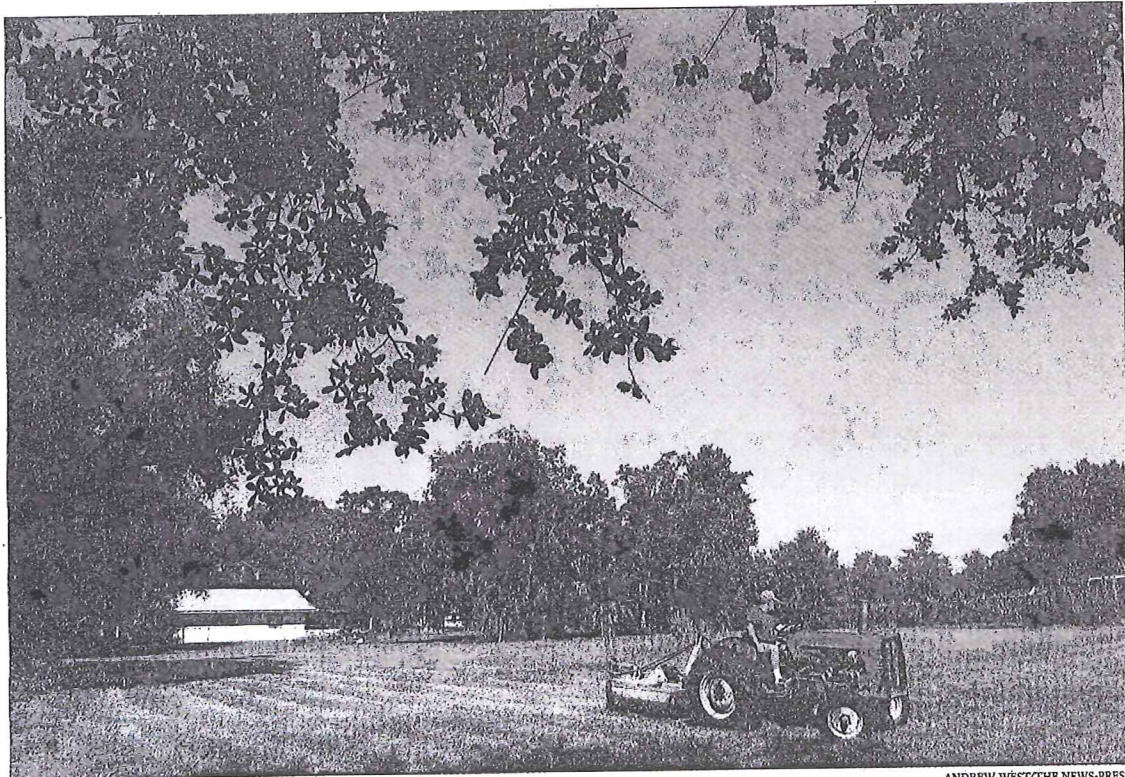


■ Police still working leads in de  
7-year-old Coralrose Fullwood B:

SATURDAY, SEPTEMBER 30, 2006 | THE NEWS-PRESS | news-press.com

A LIVING VISION OF ALVA: RESIDENTS SUBMIT PLAN TO LEE COUNTY

## Town wants voice in how it grows



ANDREW WEST/THE NEWS-PRESS

■ Curt Hardin, 72, mows a field across from the historic Alva Methodist Church downtown. A group of Alva residents have created a plan that supports maintaining the town's rural historic charm as growth marches eastward. Hardin, who attends Alva Methodist Church said: "They (referring to the government) want to bring development out here, but they don't want to put up a red light."

Community touts rich history and unique charm, something it wants to maintain

BY JUSTIN ST. CLAIR  
jstclair@news-press.com

Shady oaks shelter narrow streets lined with historic homes. New businesses are built in Southern Victorian style. All are connected by bike and walking trails that lead to park-like settings along the Caloosahatchee River.

This is the vision of Alva's future that a group of residents wants Lee County officials to use as they decide what kind of growth to allow and projects to fund in this east Lee County community of about 3,000 residents.

The group, called A Living Vision of Alva, or ALVA, recently submitted a community plan it hopes commissioners will adopt into the county's comprehensive land-use plan, which commissioners use

as a guide when considering new developments and other projects for approval.

"I'm hoping that it will give Alva a voice, a voice in how it grows," said resident and ALVA member Ruby Daniels. "We don't want it changed to a bedroom community or something that is not keeping with its rural character."

Alva was founded in 1882 on the banks of the Caloosahatchee west of the Hendry County line and served for decades as a center for citrus and cattle farming.

Today, country-style homes and landmarks such as the towering 103-year-old Alva United Methodist Church and Alva Elementary and Middle schools still dominate the town's historic core north of the river. Some families have been there for generations, and newcomers

come to retreat from the faster pace of life closer to the Gulf.

"There's a rural ambiance that doesn't exist in other places. It's a neighborhood, friendly approach to living," said Daniels, 67, who grew up a few miles west in Olga and has lived in Alva her entire adult life.

"We're always welcoming new people. Many people have moved in and adopted the kind of life we have out here."

But many say Alva's isolation from the rapid growth in the rest of the county is nearing an end.

Group members know they can't stop the growth marching eastward toward their town, but they want some controls on what that growth will look like and how it will affect Alva's unique charm.

■ See ALVA B2

### ALVA'S PLAN

A Living Vision of Alva, or ALVA, meets monthly to discuss issues relating to the rural community's growth. The group meets at 7:15 p.m. the second Monday of every month at the Alva Community Center, 21471 North River Road, Alva. On Monday, Oct. 9 the group will meet with Lee County Commissioner-elect Frank Mann of Alva. To view the community plan or for more information, go to [alvafl.org](http://alvafl.org).

## Mack won't appear to debate challenger Neeld

Democrat Robert Neeld, who's running against U.S. Rep. Connie Mack IV in November, wants to debate Mack on issues such as the gun insurance costs

BETTY PARKER



didate, but Mack's not making it much of a race.

Chilling effect

tion became public, school officials cited their performance. That's a little late, and the two have considerable praise for their past work.

news-press.com/extras

■ Election 2006: Extended coverage local, state and national elections  
■ Blog: Parker on politics



office

ange to  
which,  
office

ly Hall  
into the  
ommis-  
who lost  
llenger

moved  
c court-  
w com-  
fices of  
l stayed

nes got  
by John  
eplaced.  
to the  
er John  
r anoth-  
Albion's

ted two  
d Andy  
space.  
h small-  
et, than  
re foot

ls more  
numer-  
ll groups  
ys com-  
walls and  
promo-

y.  
ntage as  
he still  
e Gerard

ome per-  
Cerny's

upied by  
Bigelow,  
commis-  
ig space  
man, and  
cause he

said he's  
regarding

win the  
office to

ecided by  
seniority  
office she

Bigelow-  
Hall's old

## ALVA

■ Continued from B1

### Change coming

Developers are looking east along State Road 80 for space to build new planned housing developments. It's the last place in Lee County where they can buy the vast properties they need.

Developers such as The Bonita Bay Group also are making plans for large parcels east of Alva in Hendry County.

Commercial real estate broker Frank D'Alessandro of Gates, D'Alessandro & Woodyard said the success of Bonita Bay's upscale Verandah community along State Road 80 near Fort Myers Shores has shown other developers that there are profits to be made in the northeast part of Lee County and into Hendry.

"That was the catalyst," said D'Alessandro, who writes a weekly real estate column for The News-Press. "You're seeing a lot of other developers follow suit because it's really the last place where developers can buy large tracts of land."

Citrus farmers surrounding Alva have been forced to make hard decisions between holding on to their groves or selling the land to developers for enormous profits.

The activity has spurred major increases in taxable property values, according to Lee County Property Appraiser Ken Wilkinson.

Total taxable property values in the Alva fire district rose about 42 percent to \$444,007,000 last year, after rising about 47 percent the year before.

"It's the last two to three years that we've really seen the markets go crazy," Wilkinson said. "It's no different than statewide. No different than Lee County."

A recently completed widen-

ing project made State Road 80 — which runs from Fort Myers to West Palm Beach — the only four-lane highway connecting Florida's coasts between Interstate 75 to the south and I-4 through Orlando.

D'Alessandro said the road's impact on growth will be "phenomenal," as it allows the commercial areas on both coasts to expand further inland.

### Finding a balance

The community plan does not attempt to restrict the residential growth that is coming.

Residents who wanted to create a protected area like the Buckingham Rural Community Preserve, which limits growth to one home per acre in that east Lee area, have already found that that won't work in Alva.

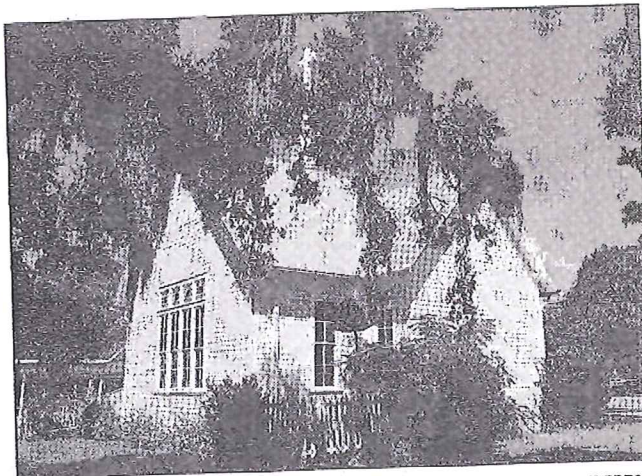
The ALVA group, with a \$25,000 planning grant from the county, first submitted a community plan in 2003 aimed in part at limiting residential growth in the areas surrounding Alva's historic core.

The county's Local Planning Agency turned it down amid opposition from landowners who didn't want any part of those restrictions.

"There was just not enough community consensus on the plan itself," said Lee County Principal Planner Jim Mudd.

The new plan leaves out those restrictions on outlying areas and focuses on the community's future vision for its core 2,200 acres, including the central historic area and commercial land along State Road 80. Mudd said it has a much better chance of approval.

Norman Walker, whose family has been farming citrus and raising cattle in Alva for four generations, shied away from the first plan because of its divisiveness. He's been active since May with the group of between 15 and 20 residents who put the new version together and hopes it will help shape Alva's growth.



ANDREW WEST/THE NEWS-PRESS

■ Alva Methodist Church sits in the historic part of downtown.

"We would like it to be in a way that is appealing to the community," said Walker, 33.

Though a draft of the plan has been submitted to the county, the group is still seeking input from residents to make revisions.

Mudd said it will likely be at least a year before the new version has its first public hearing before the Local Planning Agency, and commissioners won't consider it for final approval until late 2007 or even 2008.

### Setting standards

One of the key points of the plan is to set architectural standards for new businesses.

The group wants new businesses built in the central area and along State Road 80 to conform to the Southern Victorian style of Alva's historic buildings.

"When I think of us, I don't think of Mediterranean or Italian architecture," Daniels said. She's been working with the ALVA group for the past year.

D'Alessandro said style standards on commercial construction can have a positive impact, pointing to the success of Estero's design review committee.

Estero's community plan set

up the committee to meet with developers before construction begins to make sure new commercial projects will fit in and enhance the community.

"Overall, it keeps a standard look instead of a commercial hodgepodge and actually increases value," he said.

New developments to the east are following Verandah's lead and planning to offer high-end homes, D'Alessandro said.

He expects that to raise the bar for commercial growth along State Road 80 as well, including boutiques as well as supermarket-anchored centers.

The group wants most of that growth to remain along State Road 80, with commercial growth limited in the historic area to a pedestrian-friendly cluster of cafes and shops, maybe even a bed and breakfast.

The plan also calls for land along the river to be used for parks when possible to expand access for boating, fishing, or enjoying the scenery.

But most of all, residents hope the plan will keep growth from overtaking and stamping out their way of life.

"Alva has a very rich and interesting history and the community reflects that and that's what we're trying to maintain," Daniels said.

## ROSADO

■ Continued from B1

fine up to \$5,000.

stocks or real estate, said Boyd, who once worked for Westphal.

"The moral of the story is he has neither," Boyd said.

Rosado is already in hot water with some of his fellow

of the city and is being sought by the city to expand the city's tax base with more industrial and commercial space. The property's value is expected when the city annexes it because the city's land-use and

million. The property was listed for \$2.35 million.

Cape Coral wanted to relocate its utilities customer service office until a permanent building could be built in an area across Cultural Park Boule-

# ALVA COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>	
9/25/2001	Not Board Appointed			YES	Jim Mudd		
<i>Created By</i> Administrative Code	AC-13-3 09-25-01					<i>Positions</i>	<i>Sunset Date</i>
						N/A	
	<i>Committes.Status:</i>					Active	

**Appointment District/Members Note** Not Board Appointed Not Board appointed.

## Sunset Date Notes

## Purpose

<i>Status/</i>	<i>Position</i>	<i>Name</i>		<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i>	<i>Term Expiration</i>
<i>Phone</i>	<i>Number</i>	<i>Add, City, St, Zip</i>					<i>District</i>	
<b>Active</b>	<b>1</b>	<b>Ms. Sarah E. Gillim</b>					Not Board Appointed	<i>Year</i>
		17651 Cypress Creek Road						<i>Month</i>
<i>Reappointment</i>		Alva FL 33920						<i>Reason</i>
<i>History</i>								<i>Future Availablity</i>
<b>Active</b>	<b>2</b>	<b>Ms. Lynn Fensterer</b>					Not Board appointed	<i>Year</i>
		23191 West River Road						<i>Month</i>
<i>Reappointment</i>		Alva FL 33920						<i>Reason</i>
<i>History</i>								<i>Future Availablity</i>
<b>Active</b>	<b>3</b>	<b>Mr. Robert A. Andrys</b>					Not Board appointed	<i>Year</i>
		23031 Tuckahoe Road						<i>Month</i>
<i>Reappointment</i>		Alva FL 33920						<i>Reason</i>
<i>History</i>								<i>Future Availablity</i>
<b>Vacant</b>	<b>5</b>	<b>Mr. Martin A. Call</b>					Not Board appointed	<i>Year</i>
		19180 Witts End						<i>Month</i>
<i>Reappointment</i>		Alva FL 33920						<i>Reason</i> Resigned
<i>History</i>								<i>Future Availablity</i> No
<b>Active</b>	<b>6</b>	<b>Ms. Lynda S. Kendrick</b>					Not Board appointed	<i>Year</i>
		P O Box 835						<i>Month</i>
<i>Reappointment</i>		Alva FL 33920						<i>Reason</i>
<i>History</i>								<i>Future Availablity</i>



<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i>
<b>Vacant</b>	<b>7</b>	<b>Ms. Maria C. Pagan</b> P O Box 835 Alva FL 33920				Not Board appointed	<i>Year</i> <i>Month</i> <i>Reason</i> Resigned <i>Future Availability</i> No
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>8</b>	<b>Mr. John Payne</b> P O Box 1091 Alva FL 33920				Not Board appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Vacant</b>	<b>9</b>	<b>Ms. Carol Cunningham</b> 5703 SW CR 769 Arcadia FL 34269				Not Board appointed	<i>Year</i> <i>Month</i> <i>Reason</i> Resigned <i>Future Availability</i> No
<i>Reappointment</i> <i>History</i>							

**Note** 09-25-01--5:00 #5--Bluesheet #20010989--Contract to provide public financial support.  
02-26-02--5:00 #2--Bluesheet #20020132--Amend agreement to provide additional public financial support.  
04-16-02-Resolution #01-02-54 adopted by the BOCC requiring members of the Alva Community Planning Panel to file the Form 1 Financial Disclosure.

## BAYSHORE COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i> YES	<i>Contact/Liaison</i> Jim Mudd	<i>Last updated</i>
<i>Created By</i> Administrative Code	13-3  <i>Committes.Status:</i>					<i>Positions</i>  <i>Sunset Date</i>

*Appointment District/Members Note*

*Sunset Date Notes*

*Purpose*

<i>Status/</i>	<i>Position</i>	<i>Name</i>				<i>How Selected</i>	<i>Term Expiration</i>
<i>Phone</i>	<i>Number</i>	<i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>District</i>	

Active 1

Not Board appointed

*Year*

*Month*

*Reason*

*Future Availability*

*Reappointment*

*History*

*Note*

*no members on file*

## BOCA GRANDE COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>
4/13/2004	Not Board appointed			YES	Jim Mudd	
<i>Created By</i> Administrative Code	AC-13-3 04-13-04				<i>Positions</i>	<i>Sunset Date</i>
	<i>Committees Status:</i>				Active	

**Appointment District/Members Note** Not Board Appointed Not Board appointed.

### Sunset Date Notes

### Purpose

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i> <i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
Active	1	<b>Ms. Linda Alley</b> P O Box 1122 Boca Grande FL 33921				Not Board Appointed	
<i>Reappointment</i> <i>History</i>							
Active	2	<b>Ms. Rosemary F. Bowler</b> 407 Lafitte Street - PO Box 934 Boca Grande FL 33921				Not Board Appointed	
<i>Reappointment</i> <i>History</i>							
Active	3	<b>Dr. William Heisel</b> 1670 Jose Gaspar Dr - P O Box 1926 Boca Grande FL 33921				Not Board Appointed	
<i>Reappointment</i> <i>History</i>							
Active	4	<b>Mr. Edward Hoopes</b> P O Box 1451 Boca Grande FL 33921				Not Board Appointed	
<i>Reappointment</i> <i>History</i>							
Active	5	<b>Mr. David McHugh</b> PO Box 214 Boca Grande FL 33921				Not Board Appointed	
<i>Reappointment</i> <i>History</i>							

<i>Status/ Phone</i>	<i>Position Number</i>	<i>Name Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected District</i>	<i>Term Expiration Year Month Reason Future Availability</i>
Active	6	<b>Mr. Andy Nagle</b> P O Box 1088 Boca Grande FL 33921				Not Board Appointed	
Reappointment History							
Active	7	<b>Ms. Lynne Seibert</b> PO Box 1707 Boca Grande FL 33921				Not Board Appointed	
Reappointment History							
Active	8	<b>Mr. Mark A. Spurgeon</b> PO Box 132 Boca Grande FL 33921				Not Board Appointed	
Reappointment History							
Active	9	<b>Mr. Bayne Stevenson</b> PO Box 1812 Boca Grande FL 33921				Not Board Appointed	
Reappointment History							

**Note** 04-16-02--Resolution #01-02-54 adopted by the BOCC requiring members of the Community Planning Panels to file the Form 1 Financial Disclosure.  
04-13-04--Bluesheet #20040275--Agreement to provide public financial support.  
12-21-04--Bluesheet #20041513--Interlocal Agreement with Charlotte County to provide additional public financial support.



# CALOOSHATCHEE SHORES COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>
12/11/2001	Not Board appointed			YES	Jim Mudd	
<i>Created By</i>	<i>AC-13-3 12-11-01</i>					<i>Positions</i>
Administrative Code	<i>Committees.Status:</i>					Active
						<i>Sunset Date</i>

**Appointment District/Members Note** Not Board Appointed Not Board Appointed

## Sunset Date Notes

## Purpose

<i>Status/</i>	<i>Position</i>	<i>Name</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i>	<i>Term Expiration</i>
<i>Phone</i>	<i>Number</i>	<i>Add, City, St, Zip</i>				<i>District</i>	
<b>Active</b>	<b>1</b>	<b>Ms. Kris McGuire</b>				Not Board Appointed	<i>Year</i>
		17371 Oak Creek Road					<i>Month</i>
<i>Reappointment</i>		Alva FL 33920					<i>Reason</i>
<i>History</i>							<i>Future Availability</i>
<b>Active</b>	<b>2</b>	<b>Ms. Sarah E. Gillim</b>				Not Board Appointed	<i>Year</i>
		P O Box 2022					<i>Month</i>
<i>Reappointment</i>		Alva FL 33920					<i>Reason</i>
<i>History</i>							<i>Future Availability</i>
<b>Active</b>	<b>3</b>	<b>Ms. Katherine C. Green</b>				Not Board Appointed	<i>Year</i>
		1307 Plumosa Drive					<i>Month</i>
<i>Reappointment</i>		Fort Myers FL 33901					<i>Reason</i>
<i>History</i>							<i>Future Availability</i>
<b>Active</b>	<b>4</b>	<b>Mr. Michael G. Rippe</b>				Not Board Appointed	<i>Year</i>
		13140 Bird Road					<i>Month</i>
<i>Reappointment</i>		Fort Myers FL 33905					<i>Reason</i>
<i>History</i>							<i>Future Availability</i>
<b>Active</b>	<b>5</b>	<b>Mr. Michael Roeder</b>				Not Board Appointed	<i>Year</i>
		1625 Hendry Street					<i>Month</i>
<i>Reappointment</i>		Fort Myers FL 33901					<i>Reason</i>
<i>History</i>							<i>Future Availability</i>

<i>Status/ Phone</i>	<i>Position Number</i>	<i>Name Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected District</i>	<i>Term Expiration Year Month Reason Future Availability</i>
<b>Active</b>	<b>6</b>	<b>Mr. Harold Waters</b> 9513 Windsor Club Circle Fort Myers FL 33905				Not Board Appointed	
<i>Reappointment History</i>							
<b>Active</b>	<b>7</b>	<b>Mr. Dan Delisi</b> 12730 New Brittany Boulevard Suite 600 Fort Myers FL 33907				Not Board Appointed	
<i>Reappointment History</i>							
<b>Note</b>	12-11-01--Bluesheet #20011326--Contract to provide public financial support. (Known as the East Lee County Community Planning Panel when approved.) 04-16-02--Resolution #01-02-54 adopted by the BOCC requiring members of the Caloosahatchee Shores Community Planning Panel to file the Form 1 Financial Disclosure. 09-02-03--Bluesheet #20031030--Amend agreement.						

# CAPTIVA COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>
1/8/2002	Not Board appointed			YES	Jim Mudd	
<i>Created By</i> Administrative Code	AC-13-3 01-08-02					<i>Positions</i> Not Specified
	<i>Committees.Status:</i> Active					<i>Sunset Date</i>

**Appointment District/Members Note** Not Board Appointed Not Board appointed.

## Sunset Date Notes

## Purpose

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i> <i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
Active	1	<b>Mr. Harry Silverglide</b> PO Box 764 Captiva FL 33924				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	2	<b>Mr. Mike Kelly</b> PO Box 548 Captiva FL 33924				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	3	<b>Mr. Harold E. Miller</b> PO Box 656 Captiva FL 33924				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	4	<b>Mr. David M. Jensen</b> PO Box 191 Captiva FL 33924				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	5	<b>Mr. Gordon Hullar</b> PO Box 667 Captiva FL 33924				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i>
<b>Active</b>	<b>6</b>	<b>Mr. John Madden</b> 17201 Captiva Drive - PO Box 305 Captiva FL 33924				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>7</b>	<b>Mr. Ron Gibson</b> PO Box 456 Captiva FL 33924				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>8</b>	<b>Ms. Rene Miville</b> PO Box 9 Captiva FL 33924				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>9</b>	<b>Mr. Chris van der Baars</b> PO Box 194 Captiva FL 33924				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							

**Note** 01-08-02--Bluesheet #20011324--Contract to provide public financial support.  
04-16-02--Resolution #01-02-54 adopted by the BOCC requiring members of the Captiva Community Planning Panel to file the Form 1 Financial Disclosure.  
09-23-03--Bluesheet #20031042--Amend agreement.

# ESTERO COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>
2/26/2002	Not Board appointed			YES	Jim Mudd	
<i>Created By</i>						<i>Positions</i>
Administrative Code	AC-13-3 02-26-02					
	<i>Committes.Status:</i>					Active
						<i>Sunset Date</i>

**Appointment District/Members Note** Not Board Appointed Not Board appointed.

## Sunset Date Notes

## Purpose

<i>Status/</i>	<i>Position</i>	<i>Name</i>				<i>How Selected</i>	<i>Term Expiration</i>
<i>Phone</i>	<i>Number</i>	<i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>District</i>	
<b>Active</b>	<b>1</b>	<b>Mr. Donald F. Eslick</b>				Nor Board Appointed	<i>Year</i>
		23650 Via Veneto Unit 604					<i>Month</i>
<i>Reappointment</i>		Bonita Springs FL 34134					<i>Reason</i>
<i>History</i>		949-4044					<i>Future Availability</i>
<b>Active</b>	<b>2</b>	<b>Mr. Joe Ortega</b>				Not Board Appointed	<i>Year</i>
		207-32 Charing Cross Circle					<i>Month</i>
<i>Reappointment</i>		Esteros FL 33928					<i>Reason</i>
<i>History</i>							<i>Future Availability</i>
<b>Active</b>	<b>3</b>	<b>Ms. Debrah Forrester</b>				Not Board Appointed	<i>Year</i>
		284 Fairway Circle					<i>Month</i>
<i>Reappointment</i>		Naples FL 34110					<i>Reason</i>
<i>History</i>							<i>Future Availability</i>
<b>Active</b>	<b>4</b>	<b>Mr. Neal Noethlich</b>				Not Board Appointed	<i>Year</i>
		20225 Wildcat Run Drive					<i>Month</i>
<i>Reappointment</i>		Esteros FL 33928					<i>Reason</i>
<i>History</i>		495-6698					<i>Future Availability</i>
<b>Active</b>	<b>5</b>	<b>Mr. Mitch Hutchcraft</b>				Not Board Appointed	<i>Year</i>
		6600 Briarcliff Road					<i>Month</i>
<i>Reappointment</i>		Fort Myers FL 33912					<i>Reason</i>
<i>History</i>							<i>Future Availability</i>

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i>
<b>Active</b>	<b>6</b>	<b>Mr. Gregory F. Toth</b> 15240 Cove Lane Fort Myers, FL 33908 239-277-1515				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>7</b>	<b>Mr. Bob Perry</b> 19049 Vintage Trace Circle Fort Myers FL 33912				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							

**Note** 02-26-02--Bluesheet #20020131--Contract to provide public financial support.  
04-16-02--Resolution #01-02-54 adopted by the BOCC requiring members of the Estero Community Planning Panel to file the Form 1 Financial Disclosure.



# LEHIGH ACRES COMMUNITY PLANNING CORPORATION

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i> YES	<i>Contact/Liaison</i> Jim Mudd	<i>Last updated</i>
<i>Created By</i>	<i>Committees.Status:</i> Active					<i>Positions</i> Sunset Date

*Appointment District/Members Note* Not Board Appointed

*Sunset Date Notes*

*Purpose*

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i> <i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<b>Vacant</b> <i>Reappointment</i> <i>History</i>	1	<b>Mr. James P. Fleming</b> 536 Whispering Wind Bend Lehigh Acres FL 33936				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i> No
<b>Active</b> <i>Reappointment</i> <i>History</i>	2	<b>Mr. Frank T. LaRosa</b> 1147 Navajo Avenue Lehigh Acres FL 33936-7146				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<b>Active</b> <i>Reappointment</i> <i>History</i>	3	<b>Mr. Willard W. Baker</b> 609 North Avenue Lehigh Acres FL 33972-4019				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<b>Vacant</b> <i>Reappointment</i> <i>History</i>	4	<b>Mr. Colin G. Feng</b> 8240 Liriope Loop Lehigh Acres FL 33936				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i> No
<b>Vacant</b> <i>Reappointment</i> <i>History</i>	5	<b>Mr. Desmond Barrett</b> 710 Cleveland Avenue N Lehigh Acres FL 33972				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i> No

*As of* Wednesday, May 31, 2006

LEHIGH ACRES COMMUNITY PLANNING CORPORATION

Page 1 of 2

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i>
<b>Active</b>	<b>6</b>	<b>Mr. Charles W. DiFelice</b> 702 Willow Drive Lehigh Acres FL 33936-6736				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>7</b>	<b>Ms. Mary E. Eilf</b> 2321 Narcissus Court Lehigh Acres FL 33972				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>8</b>	<b>Mr. Wayne M. Elrod</b> 2301 Jetridge Street Alva FL 33920				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>9</b>	<b>Mr. John C. Miller</b> 1006 Alaska Avenue Lehigh Acres FL 33971				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>10</b>	<b>Mr. Keith S. Richter</b> 406 Highland Avenue Lehigh Acres FL 33972				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>11</b>	<b>Mr. John D. Morrow</b> 101 East Jersey Road Lehigh Acres FL 33936				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>12</b>	<b>Mr. Richard E. Turberville</b> 516 Lake Avenue Lehigh Acres FL 33972				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Note</b>							

# NORTH FORT MYERS COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>
3/5/2002				YES	Jim Mudd	
<i>Created By</i>	<i>13-3</i>					<i>Positions</i>
Administrative Code	<i>Committes.Status:</i>					12
						<i>Sunset Date</i>

*Appointment District/Members Note*

*Sunset Date Notes*

*Purpose*

<i>Status/</i>	<i>Position</i>	<i>Name</i>				<i>How Selected</i>	<i>Term Expiration</i>
<i>Phone</i>	<i>Number</i>	<i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>District</i>	
Active	1					Not Board Appointed	<i>Year</i>
							<i>Month</i>
							<i>Reason</i>
							<i>Future Availablity</i>

*Reappointment  
History*

*Note*

*No members on file*

## PAGE PARK COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>
8/30/2005				YES	James Mudd	
<i>Created By</i> Board Action	5				<i>Positions</i>	<i>Sunset Date</i>
	<i>Committes.Status:</i>				Active	

**Appointment District/Members Note** Not Board Appointed

### Sunset Date Notes

**Purpose** Approve an agreement with the Page Park Community Club, Inc. to provide financial support in the development of the Page Park Community Plan

<i>Status/</i>	<i>Position</i>	<i>Name</i>		<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i>	<i>Term Expiration</i>
<i>Phone</i>	<i>Number</i>	<i>Add, City, St, Zip</i>					<i>District</i>	
<b>Active</b>	<b>1</b>	<b>Mr. John T. Sibley</b>					Not Board Appointed	<i>Year</i>
		108 2nd Street						<i>Month</i>
<i>Reappointment</i>		Fort Myers, FL 33907-2409						<i>Reason</i>
<i>History</i>								<i>Future Availability</i>
<b>Active</b>	<b>2</b>	<b>Mr. Sean D. O'Connell</b>					Not Board Appointed	<i>Year</i>
		110 Danley Drive						<i>Month</i>
<i>Reappointment</i>		Fort Myers, FL 33907						<i>Reason</i>
<i>History</i>								<i>Future Availability</i>
<b>Active</b>	<b>3</b>	<b>Mr. Hugh S. Thimlar</b>					Not Board Appointed	<i>Year</i>
		311 Delmar Avenue						<i>Month</i>
<i>Reappointment</i>		Fort Myers Beach, FL 33931						<i>Reason</i>
<i>History</i>								<i>Future Availability</i>
<b>Active</b>	<b>4</b>	<b>Mr. Richard E. Walter</b>					Not Board Appointed	<i>Year</i>
		205 Center Road						<i>Month</i>
<i>Reappointment</i>		Fort Myers, FL 33907						<i>Reason</i>
<i>History</i>								<i>Future Availability</i>
<b>Active</b>	<b>5</b>	<b>Mr. Lee R. Coleman</b>					Not Board Appointed	<i>Year</i>
		105 3rd Street						<i>Month</i>
<i>Reappointment</i>		Fort Myers, FL 33907						<i>Reason</i>
<i>History</i>								<i>Future Availability</i>

**Note**

# PALM BEACH BOULEVARD COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>
12/11/2001	Not Board appointed			YES	Jim Mudd	
<i>Created By</i> Administrative Code	AC-13-3 12-11-01				<i>Positions</i>	<i>Sunset Date</i>
	<i>Committes.Status:</i>				Active	

**Appointment District/Members Note** Not Board Appointed Not Board appointed.

## Sunset Date Notes

## Purpose

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i> <i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
Active	1	<b>Mr. Clarence D. Bowman</b> 260 Alameda Avenue Fort Myers FL 33905				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	2	<b>Ms. Eileen Brennan</b> 243 Connecticut Avenue Fort Myers FL 33905				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	3	<b>Mr. Mark H. Creel</b> 3771 Palm Beach Boulevard Fort Myers FL 33916				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	4	<b>Ms. Debrah P. Forester</b> 284 Fairway Circle Naples FL 34110				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	5	<b>Ms. Tammara A. Hall</b> P O Box 1476 Fort Myers FL 33902				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i>
<b>Active</b>	<b>6</b>	<b>Mr. James A. Reilly Jr.</b> 1380 Driftwood Drive North Fort Myers FL 33903				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>7</b>	<b>Mr. Michael Roeder</b> 2929 Bonita Street Fort Myers FL 33901				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>8</b>	<b>Ms. Kimberly A. Skinner</b> 822 Superior Street Fort Myers FL 33916				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>9</b>	<b>Mr. Douglas J. Vaught</b> 250 Granade Boulevard Fort Myers FL 33905				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Vacant</b>	<b>10</b>	<b>Mr. Harold, Waters</b> 9513 Windsor Club Circle Fort Myers FL 33905				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>11</b>	<b>Rev. Israel Suarez</b> 3645 Dr. Martin Luther King Jr. Boulevard Fort Myers FL 33916				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Active</b>	<b>12</b>	<b>Mr. James A. Reilly</b> 3026 E. Riverside Drive Fort Myers FL 33916				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							
<b>Vacant</b>	<b>13</b>	<b>Mr. Dan Delisi</b> 12730 New Brittany Boulevard Suite 600 Fort Myers FL 33907				Not Board Appointed	<i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
<i>Reappointment</i> <i>History</i>							



<i>Status/</i>	<i>Position</i>	<i>Name</i>				<i>How Selected</i>	<i>Term Expiration</i>
<i>Phone</i>	<i>Number</i>	<i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>District</i>	
<hr/>							
<i>Note</i>	12-11-01--Bluesheet #20011325--Contract to provide public financial support. 04-16-02--Resolution #01-02-54 adopted by the BOCC requiring members of the Palm Beach Boulevard Community Planning Panel to file the Form 1 Financial Disclosure. 11-12-02--Bluesheet #20021081--Amend agreement-revising scope of services and budget. 08-26-03--Bluesheet #20030792--Resolution endorsing the Palm Beach Boulevard Community Plan.						

## PINE ISLAND COMMUNITY PLANNING PANEL

<i>Date Created</i>	<i>Composition</i>	<i>Length of Term</i>	<i>Expiration Month</i>	<i>Financial Disclosure/Form 1</i>	<i>Contact/Liaison</i>	<i>Last updated</i>
5/27/2003	Not Board appointed			YES	Jim Mudd	
<i>Created By</i> Administrative Code	AC-13-3 05-27-03				<i>Positions</i>	<i>Sunset Date</i>
	<i>Committes.Status:</i>				Active	

**Appointment District/Members Note** Not Board Appointed Not Board appointed.

### Sunset Date Notes

### Purpose

<i>Status/</i> <i>Phone</i>	<i>Position</i> <i>Number</i>	<i>Name</i> <i>Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected</i> <i>District</i>	<i>Term Expiration</i> <i>Year</i> <i>Month</i> <i>Reason</i> <i>Future Availability</i>
Active	1	<b>Mr. Bill Spikowski</b> 1463 El Prado Ave Fort Myers FL 33901				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	2	<b>Ms. Barbara Dubin</b> 16185 Bowline Street Bokeelia FL 33922				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	3	<b>Mr. Noel Andress</b> P O Box 420 Pineland FL 33945				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	4	<b>Mr. Phillip Buchanan</b> 3861 Galt Island Avenue St. James City FL 33956				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							
Active	5	<b>Mr. Bill Mantis</b> 16221 Buckaneer Street Bokeelia FL 33922				Not Board Appointed	Year Month Reason Future Availability
Reappointment History							

<i>Status/ Phone</i>	<i>Position Number</i>	<i>Name Add, City, St, Zip</i>	<i>Original Appointment</i>	<i>Reappointment</i>	<i>District/Category</i>	<i>How Selected District</i>	<i>Term Expiration Year Month Reason Future Availability</i>
<b>Active</b>	<b>6</b>	<b>Ms. Elaine McLaughlin</b> 5400 Ann Arbor Drive Bokeelia FL 33922				Not Board Appointed	
<i>Reappointment History</i>							
<b>Active</b>	<b>7</b>	<b>Ms. Anna Stober</b> 7463 Grand Pine Road Bokeelia FL 33922				Not Board Appointed	
<i>Reappointment History</i>							
<b>Note</b> 04-16-02--Resolution #01-02-54 adopted by the BOCC requiring members of the Community Planning Panels to file the Form 1 Financial Disclosure. 05-27-03--Bluesheet #200305016--Agreementt to provide public financial support.							



LEE COUNTY  
SOUTHWEST FLORIDA

**The Division of Public Resources**

2115 Second Street Fort Myers, FL33901

Phone (239) 335-2269

Tuesday, May 30, 2006

Ms. Maria C. Pagan

P O Box 835

Alva FL 33920

RE ALVA COMMUNITY PLANNING PANEL.

Dear Ms. Maria C. Pagan :

We are in receipt of your resignation from the above mentioned advisory committee.

The 2000 Legislature adopted certain amendments to Florida Statutes that affect persons required to file Financial Disclosure Form 1. Since you were required to file a Form 1, you are now required to file a final statement of financial interest (Form 1F) within 60 days after leaving office and/or public position, unless you are assuming a new position that would require a financial disclosure.

These forms are available, **and must be filed, at the Supervisor of Elections Office, 2480 Thompson Street, Fort Myers, FL 33901, phone number 339-6300, or with the Supervisor of Elections of the county in which you permanently reside.**

The Board of County Commissioners wishes to express their sincere appreciation for your service on this committee. Lee County is very fortunate to have dedicated and concerned citizens who will volunteer their valuable time in striving to help make Lee County a better place for all of our residents and visitors. We hope to have the opportunity of working with you again in the future.

Thank you for your volunteer spirit.

Very truly yours,

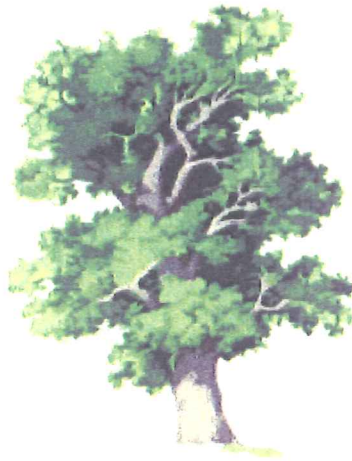
BOARD OF COUNTY COMMISSIONERS  
LEE COUNTY, FLORIDA

Division of Public Resources

Pkg  
Enclosures  
cc:

✓ Jim Mudd, Community Development

# ALVA COMMUNITY PLAN



**Final Draft  
September 2006**

Prepared by ALVA, Inc.

Original Author  
Carol Cunningham & Associates

**RECEIVED**  
SEP 27 2006

PERMIT COUNTER

Website - <http://www.alvafl.org/>

EC PA 2006-00009

## **TABLE OF CONTENTS - Alva Community Plan**

<b>Forward to Alva Community Plan</b>	p 3
<b>Introduction</b>	
Where we've been	p 4
Where we are today	p 4
Where we want to go in the future	p 4
<b>Vision Statement</b>	p 5
<b>The Guiding Statements for the Alva Community Character</b>	p 5
<b>How we get there</b>	p 7
<b>How the Community Plan is organized</b>	p 8
<b>Proposed Comprehensive Plan Amendments</b>	p 8
<b>Start of Policies</b>	p 9
<b>Proposed Comprehensive Plan Policies</b>	p 10
<b>Proposed Comprehensive Plan Policies related to     Preservation of Rural Character</b>	p 12
<b>Maps</b>	p 14-16
<b>Appendices</b>	
Appendix A The Rural Village	p 17
Appendix B Historic Core of the Rural Village	p 22
Appendix C Rural Village Subareas 2 and 3	p 30
Appendix D Preservation of Rural Character	p 36
Appendix E Florida Scenic Highways Program	p 42

## **Forward to Alva Community Plan**

The plan herein is the culmination of a process that started in the spring of 2001 when 250 Alva citizens attended a meeting at the local firehouse to discuss local planning issues. Those in attendance felt a need to begin regular meetings to discuss how the community wanted to address these growth issues. From that initial meeting the civic organization ALVA, Inc., A Living Vision of Alva, was formed. This civic group organized meetings and applied for a Lee County grant, which paid for a professional planner to compose the plan that we have today.

Since the summer of 2001 ALVA, Inc. has invited numerous guest speakers who imparted to the community their knowledge and expertise regarding various growth-related issues. Some of those speakers were: John Albion, Lee County Commissioner; Wayne Daltry, Director of the Regional Planning Council; Dan Mosier, Lee County Bikeways coordinator; Mike Rippe, Florida Department of Transportation; Members of the Army Corps of Engineers; a Sheriff's deputy representing Crime Stoppers, and more.

We then came together in November 2001 and again in the fall of 2006 for community charettes and subsequent town hall meetings where ideas were shared, maps were drawn, and everyone was given a chance to speak his mind. These ideas were discussed, posted on the website, and finally republished as a draft for the community to amend as required.

This document begins our attempt to forge a community plan that will become the cornerstone of our collective vision for the future, yet flexible enough to be adjusted to reflect changing times. It has been prepared on behalf of the residents of the Alva area through the local civic organization ALVA Inc., and was funded in 2001 by a grant of planning funds from Lee County and by volunteer fundraising. The Lee County Board of County Commissioners has made such funds available for grass roots planning efforts based on their recognition that unincorporated Lee County consists of many diverse communities with various visions on how their community should develop. The purpose of the Alva Community Plan is to set forth the Vision that the Alva community has developed and to propose goals, objectives, and policies to be incorporated into the Lee County Comprehensive Plan (Lee Plan or Comprehensive Plan), intended to achieve that Vision over time.



## **INTRODUCTION**

### **Where we've been**

The people of Alva have been functioning as a community since 1866 when settlers began making their homes in the Caloosahatchee River basin. The town of Alva was founded and platted in 1882. Irby Clay, granddaughter of the third settler of Alva and retired librarian of Alva High School in writing about the early history of Alva notes: "Thus grew slowly a community that worshipped together, played together, and worked together. To those who now live in distant areas, a homecoming is a highlight they look forward to.... Alva still remains a community rather than a town."

Over the last twenty years, growth in Southwest Florida has been steadily increasing. In the early 1990's the Alva Preservation Committee worked with Lee County Planning Staff to prepare an Alva Sector Plan, applicable to the area within the Alva Fire District boundaries, which was intended to protect the community from having rural lands converted to suburban development patterns. The 1992 Alva Sector Plan was not approved but the community has continued to work together to address a number of issues important to the community.

ALVA Inc. was incorporated in the spring of 2001. Its mission is "to preserve and protect the unique historical, rural, agricultural and equestrian ambiance of Alva". Community members, through ALVA Inc., have been working on a variety of specific measures that will benefit the people of Alva, including State Route 80 design; increasing park opportunities and facilities; promoting sidewalks and bike paths; - as well as spearheading the preparation of this Alva Community Plan.

### **Where we are today**

Today, the concern about how to preserve the character that makes the Alva area special is even more acute. Numerous people attending the community workshops and ALVA, Inc. meetings noted that they had moved to this area from high quality but increasingly overcrowded areas in order to live among the spacious natural areas and scenic resources and enjoy a quieter, less crowded community environment. This Plan does not seek to encourage growth but rather to guide development to a higher quality than would otherwise be attained without this guidance.

### **Where we want to go in the future**

The Vision for Alva, contained in the following Vision Statement and the Guiding Statements for the Alva Community Character, are direct products of two community-wide workshops held on September 9, 2006, and September 23, 2006, and all of the prior meetings of ALVA, Inc.. It also draws from the vision statements of the Lee Plan and its Amendments and from community's previous work on the draft 1992 Alva Sector Plan and the 2002 Alva Community Plan.

The purpose of a Vision is to provide a commonly held picture of the future that the Alva community hopes to create, building upon the history of the community as an expansive

rural area with an historic river-based settlement at the center. A Vision can serve as a context from which to plan for the future. Some of the elements of a Vision may occur in the near term, others may be realized only in the distant future, but all elements of the Vision, policies, and implementation measures are based in a firm respect for individuals' existing property rights, do not imply or result in any mandated changes to existing homes or structures, and are planned to give Alva the best outcome possible.

### **Vision Statement**

The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida.

Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

### **The Guiding Statements for the Alva Community Character**

*The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.*

*Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.*

*Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.*

*Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the*

*riverfront, and for families to enjoy the recreational opportunities afforded by the River.*

*The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.*

*Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.*

*New development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.*

*The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.*

*As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land agricultural use or in its natural state through several successful programs.*

*Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.*

*As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which*

*began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.*

*Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.*

*By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.*

### **How we get there**

The Alva Community Plan is designed to serve as a “Strategy” to implement the Vision described above. Some of the actions recommended in the strategy will be proposed as a goal and related policies to be adopted into the Lee Plan during the upcoming plan amendment cycle.

For example, the following section provides a newly developed land use designation Rural Village to be adopted into the Lee Plan to replace the Urban Community land use designation currently assigned to central Alva. This Rural Village designation will provide the foundation to enable the mix of uses and community form and design envisioned for central Alva.

Other actions will require subsequent changes to the Lee County Land Development Code. For example, to provide the regulatory framework for implementation of the Rural Village concept, a “Rural Village Overlay Zone” may be prepared in the future that will specify appropriate uses, design and development standards for Central Alva and provide an alternative to existing zoning.

Some of the actions suggested by the Vision are more appropriately initiated or carried out by the private sector or non-profit organizations working in cooperation with government entities.

### **How the Community Plan is organized**

The Alva Community Plan is organized by focusing first on central Alva and expanding outward. The Community Plan describes the form and character of the area that is currently designated in the Lee Plan Future Land Use Element as Urban Community and recommends a new land use category of Rural Village to replace the Urban Community designation.

Within the area to be designated “Rural Village” the Community Plan focuses more closely on the historic core of the Alva community, the River front and bridge (Sub-area

1), the area south of the River and north of SR 80 (Sub-area 2), SR 80 itself and the area immediately south of SR 80 (Sub-area 3), and the rural areas surrounding these areas but still within the existing Urban Community land use designation (Sub-area 4). See Figure 2, page 15.

Each of the policies herein have an expanded vision specific to that policy and are located in the Appendices. The Appendices provide discussion of existing conditions and the planning issues relevant to that area and identify opportunities for implementation of the vision. Each policy has specific recommendations for actions that can be taken by the community and policy language for amendments to the Lee Plan needed to implement the vision for each portion of the Rural Village.

The view then broadens outward to the area surrounding central Alva (See Figure 1, page 14) and identifies specific strategies that will contribute to the preservation of rural character. Most strategies involve activities that the community can pursue in cooperation with both public and private sector interests and do not suggest amendments to the Lee Plan. Those strategies that do suggest amendments to the comprehensive plan are related to a specific geography relevant to the individual strategy rather than being broadly applicable within a generalized boundary.

### **Proposed Comprehensive Plan Amendments**

In the Vision for 2020 section of the Lee Plan, revise the current language for the Alva Planning Community, second paragraph, as follows:

The Alva community vision includes an enhanced, pedestrian-oriented Historic Core in central Alva with increased public access to the River front, a Village Center south of the River providing commercial, mixed, and civic uses to serve the needs of the immediate community; bicycle linkages to the network of conservation and recreation areas; and preservation of the historic, scenic, agricultural, and environmental resources of the area. In the year 2020, the Alva community will retain its largely rural/agricultural nature with over half of its total acreage being used for this purpose through efforts to conserve significant amounts of open space or agricultural uses.

### **Start of Policies**

Add a new land use category to Lee Plan Objective 1.4: Non-Urban Areas as follows:

**POLICY 1.4.7:** A Rural Village is a small, compact, self-contained center with residential neighborhoods surrounded by extensive rural land uses such as ranches, agricultural uses, conservation lands, and acreage estate homes; where the scale, design, and placement of structures, trees, blocks, street and pathway networks, centrally located shared parking areas, and civic spaces promote walkability, social interaction, and a sense of place; where the mix of land uses and building types enable residents to find a variety of conventional housing choices, shopping, services, recreation, education, and civic activity in a compatible relationship with one another and all within walking distance; where

the size, type, location, and site design of commercial uses compliment the rural village character and are directed to the local needs of village and rural area residents and those enjoying a visit to experience the charm of the rural village and the surrounding natural environment.

Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). Clustering units or otherwise designing neighborhoods to achieve a compact center, an integrated, walkable street network, with linkages to opportunities for shopping and workplaces, buildings framing the streets as public spaces, generous open space, and incorporating residential units in commercial structures as a mixed use are strongly encouraged.

On the Future Land Use Map, reclassify the area known as central Alva covered by an existing land use designation of Urban Community to the new category of Rural Village.

Adopt the following goal, objectives, and policies:

**GOAL 22:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village of Alva and the surrounding countryside.

**OBJECTIVE 22.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village of Alva as stated in the Alva Community Plan.

**POLICY 22.1.1:** The County will adopt a Rural Village Overlay Zone as the implementing mechanism for the Rural Village land use designation, if an acceptable proposal is submitted by the Alva Community. The Rural Village Overlay Zone is established to recognize and provide for the unique requirements of the Rural Village, which cannot be adequately addressed through existing regulations, by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. Future development in the Rural Village must be consistent with existing zoning currently in place, the Rural Village Overlay Zone or Planned Development. Re-zoning to other conventional zoning categories is inconsistent with the Rural Village land use designation. The Rural Village Overlay Zone will provide a process for administrative approval for developments determined to be consistent with the provisions of the Overlay Zone.

When a landowner chooses to develop under the provision of the Rural Village Overlay Zone, then compliance with all applicable portions of the Rural Village Overlay Zone will be mandatory for that property and for any abutting lot(s) or adjacent building(s) under the same ownership or control, for a period of ten years. A landowner's decision to use the provisions of the Rural Village Overlay Zone must be made in writing on a form supplied by Lee County. This form

acknowledges that this decision runs with the land for the stated period. Lee County will record this form in its official record books.

### **Proposed Comprehensive Plan Policies**

**POLICY 22.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a “Rural Village Zoning Overlay, Sub-area 1” and will submit such standards to the County for adoption into the Land Development Code. These should address:

- Permitted and prohibited uses
- Site location standards for commercial uses
- Architectural standards for buildings (other than single family homes)
- Sign criteria
- Building setback
- Building height and/or number of floors
- Site design standards that bring buildings close to the street with parking behind
- Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
- On-site landscaping and screening standards that contribute to an overall streetscape concept
- Variation of paving materials as alternative to impervious surfaces (shell, pavers)
- Pedestrian, parking and streetscape improvements
- Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
- Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)
- Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

**POLICY 22.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

- Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;
- Design the pedestrian way and bike lanes that cross the Bridge
- Promote pedestrian and bicycle safety and access,
- Identify appropriate traffic calming design measures for the portion of North River Road that passes through the Historic Core.
- Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping,



- Improve connectivity of the local street network,
- Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, underground utilities) and buffers where appropriate.
- Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.
- Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.

**POLICY 22.1.4:** The Alva Community will work with the Lee County Parks Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

**POLICY 22.1.5:** The County will update its historic sites survey of Alva if an update is determined to be needed.

**POLICY 22.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Zoning Overlay, Sub-area 2” and “Rural Village Zoning Overlay, Sub-area 3”(See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

- 1 List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
- 2 List of civic uses that should be considered for inclusion in the Village Center.
- 3 Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
- 4 Architectural standards for buildings.
- 5 Sign criteria.
- 6 Building setback.
- 7 Building height and/or number of floors.
- 8 Site design standards that bring buildings close to the street with parking behind or mid-block.
- 9 Pedestrian, parking and streetscape improvements.
- 10 Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
- 11 Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.
- 12 Parking ratios that reflect dual use and centralized parking areas.

- 13 Preservation of unique natural features and vegetation.
- 14 Provision of a riverfront public plaza and viewing area
- 15 Limit outdoor vehicle sales .

**POLICY 22.1.7:** Upon completion and adoption of the Rural Village Overlay Zone, the County will amend the Lee Plan 2020 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

**POLICY 22.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

**OBJECTIVE 22.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 22.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the rural village boundaries, especially subareas 2 and 3 or on Joel Blvd adjacent to subarea 3.

**22.2.1.a:** "Formula" or standardized franchise buildings will be forbidden.

**22.2.1.b:** Additional new or used auto dealerships will not be allowed.

**POLICY 22.2.3:** Any new development on parcels within the Rural Village currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village Overlay Zone in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

### **Proposed Comprehensive Plan Policies related to Preservation of Rural Character**

**OBJECTIVE 22.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

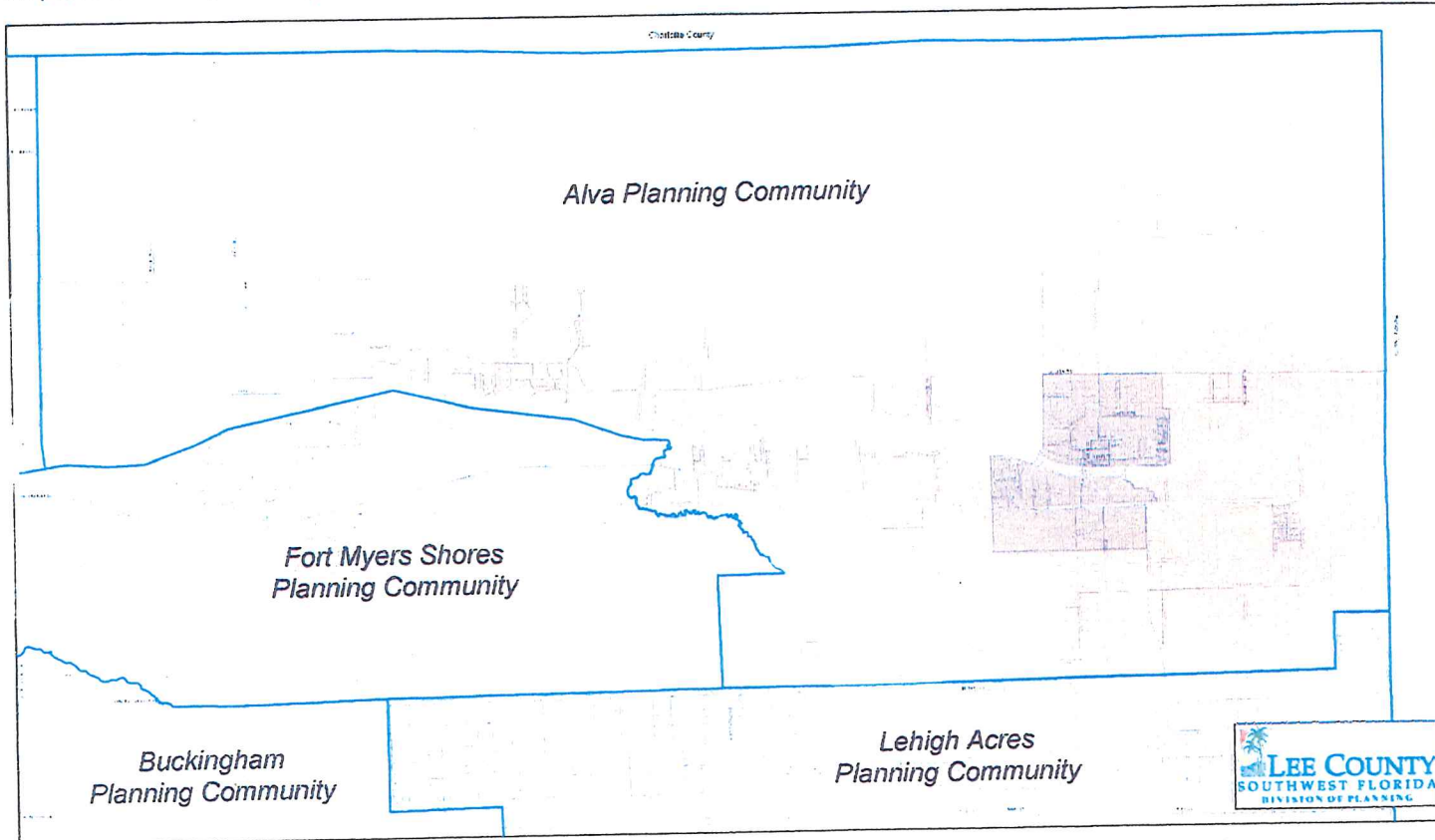
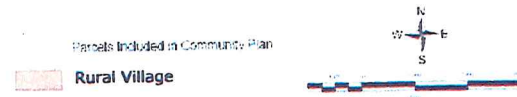
**POLICY 22.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway.

**POLICY 22.3.2:** The County will make every effort to implement the system of

bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

**Alva Community Plan**  
Proposed Community Planning Area

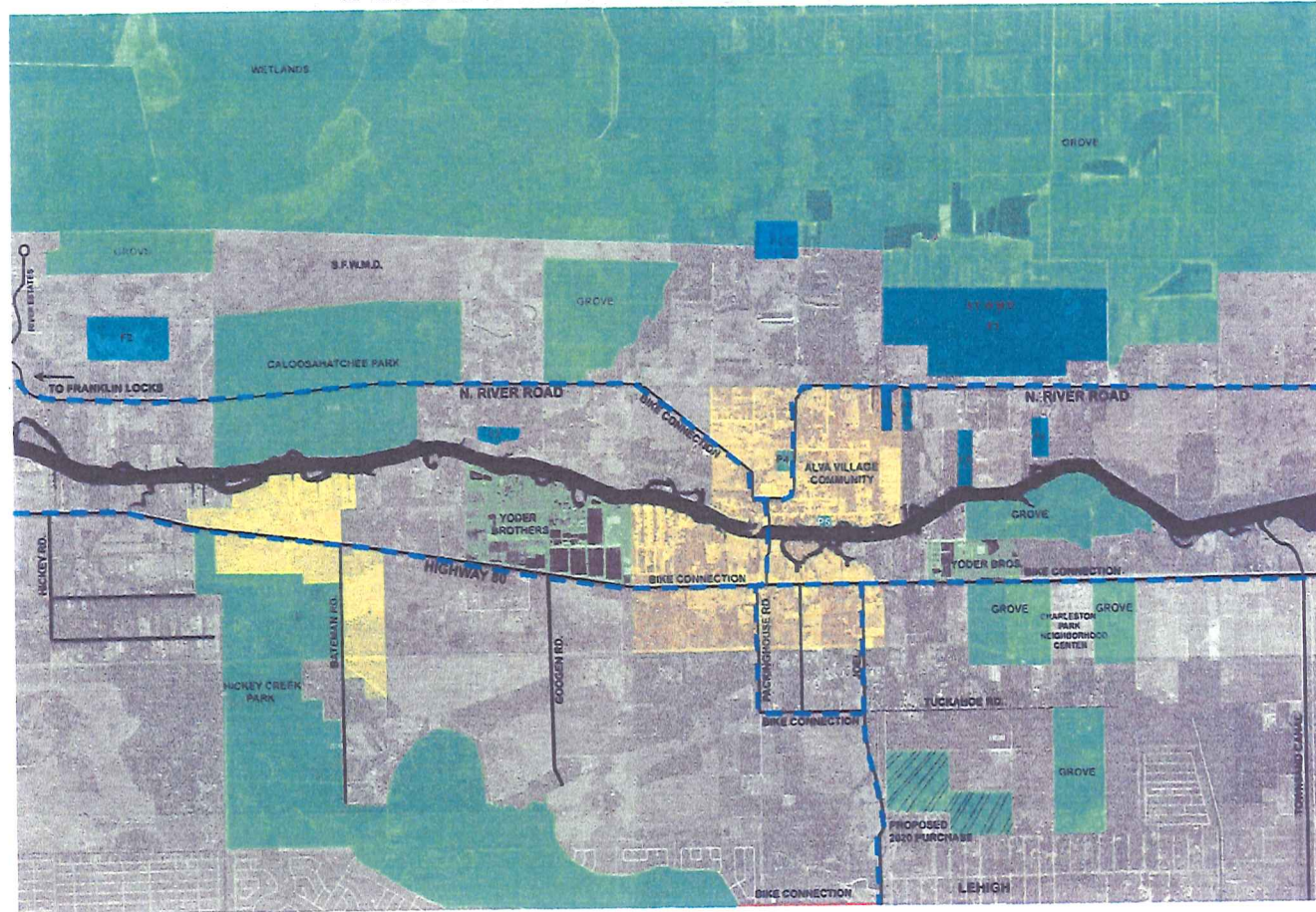
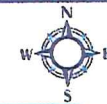
**FIGURE 1**







# **FIGURE 3 PROPOSED BIKE PATHS**



- ALVA HISTORIC VILLAGE
- YODER BROTHERS GROVE
- CONSERVATION LANDS
- GROVE LANDS, WETLANDS, PARK/PRESERVATION LAND
- SIX UNITS PER ACRE LAND USE

## APPENDICES

This is additional information in support of the Vision Statement-, The Guiding Statements for the Alva Community Character- and Policies within this Plan.

### APPENDIX A

#### THE RURAL VILLAGE

##### Form and Character of Central Alva

In 1882 Captain Peter Nelson planned and platted the village of Alva on the banks of the Caloosahatchee River. In addition to the natural beauty of its location on high banks covered with native oak, yellow pine and fields of tiny white flowers which inspired the name Alva, the River location was central to the variety of transport activity on the River including paddle wheel boats, canoes, ferries and barges.

The center of Peter Nelson's original village contained churches, the school, parks, a library, and eventually two hotels that were quite popular with winter tourists. In 1903 the construction of the first bridge over the Caloosahatchee connected the settlers on each side of the River and by land to the rapidly growing Fort Myers area.

Alva is an unspoiled example of an historic river-based settlement community. The village is centered around a main street with the schools and community park at one end and the bridge at the other. Residences are on both the main and side streets. The area includes a small marina and post office and public gathering places including the historic Alva United Methodist church (built in 1903) and the 1910 Alva Library, which now houses the Alva museum. A new addition to the River side is the small park and boat launch area. These are all within an approximately ¼ mile radius of the foot of the bridge on the north side of the River. This Historic Village core, anchored by the school and community park, is the traditional community-gathering place for civic and social activity.

North of the River, the neighborhood area immediately surrounding the center of the village is characterized by a wide variety of housing types on varying lot sizes. There are some vacant lots and in-town agricultural uses. The street network on the east side of North River Road is laid out on the original but incomplete grid pattern. New residential development of large-scale homes on generous sized tree shaded lots is occurring on and near the Riverfront. Characteristic of the variety of housing types found in Alva is the



Oak Park mobile home park located at the easternmost edge of the developed area, which has its own private boat docks and community gathering areas. Between the ¼ and ½ mile radius and beyond, the edge of the village contains homes on acreage sites.

South of the River, on both sides of State Route 80, there are a few commercial uses. Residential uses are located on both sides of Broadway between SR 80 and the River. Several large, contiguous undeveloped lots exist with frontage on SR 80 or the River and in some cases both, and provide an opportunity for locating a Village Center with commercial and mixed uses.

Looking immediately outward from the Rural Village, the surrounding areas are primarily in agricultural use, cattle ranches, groves, wetlands, conservation areas or large regional parks or preserves interspersed with a few small neighborhood-sized developments including Charleston Park to the east and River Oaks to the west.

The Rural Village of Alva is a living example of what in contemporary times, urban designers are striving to achieve through the principles of Traditional Neighborhood Design (TND). The design principles of Traditional Neighborhoods are intended to produce successful neighborhoods, which promote social cohesion, efficiency in the delivery of services, sustainable mobility, and overall livability.

Traditional Neighborhood Design derives its principles from historically successful patterns of development such as Alva exhibits, as contrasted to typical subdivisions. Traditional neighborhoods have a defined center of community activity where there is some opportunity for shopping for necessities, finding professional services, day care, attending community events or places of worship, visiting with friends over coffee or in a community green space, utilizing live/work spaces. “The principles include a center and edge to the neighborhood, an integrated network of walkable streets, and overall size to the neighborhood suitable for walking, buildings set close enough to the streets to spatially define the streets as public spaces, and opportunities for shopping and workplaces close to home.”

#### Proposed Rural Village Land Use Category

The community’s Vision for the future of Alva builds upon the historic traditional neighborhood foundation existing in Alva with recommendations that will reinforce the ingredients that make strong neighborhoods and protect the scale, character, and natural beauty that make the village so special. To do this requires a policy framework that promotes the desired form and mix of uses. Shaping this policy framework begins with addressing the Lee County Future Land Use designation for Alva. Currently, the area that comprises the center of the Alva community and its surrounding neighborhoods has a Future Land Use designation of Urban Community as follows:

POLICY 1.1.4: The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, Fort Myers Beach, South Fort Myers, Bonita Springs,

Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6). Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre). (Amended by Ordinance No. 94-30)

Note: The Lee Plan Table 1(a) Summary of Residential Densities note number 3 states “These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Housing Density Bonus Ordinance (No. 89-45, as amended or replaced) and the Transfer of Development Rights Ordinance (No. 86-18 as amended or replaced).

A new Rural Village land use category is proposed which more closely fits both the existing non-urban character of Alva as an historic river settlement and the community’s Vision for the future.

A Rural Village as defined in Chapter 9J5 of the Florida Administrative Code means a “small, compact node of development within a rural area containing development, uses and activities which are supportive of and have a functional relationship with the social, economic, and institutional needs of the surrounding rural areas.”

The following definition of Rural Village expands upon the Chapter 9J5 definition and is intended to facilitate a development pattern consistent with Alva’s history and with the principles of Traditional Neighborhood Design, while maintaining the current density allowed by the Urban Community designation.

Adoption of the Rural Village land use category and applying it to the same area now covered by the Urban Community designation will provide the necessary framework from which to make the changes to the Land Development Code to allow implementation of these principles as new development and renovation occur.

*A Rural Village is a small, compact, self-contained center with residential neighborhoods surrounded by extensive rural land uses such as ranches, agricultural uses, conservation lands, and acreage estate homes; where the scale, design, and placement of structures, trees, blocks, street and pathway networks, centrally located shared parking areas, and civic spaces promote walkability, social interaction, and a sense of place; where the mix of land uses and building types enable residents to find a variety of conventional housing choices, shopping, services, recreation, education, and civic activity in a compatible relationship with one another all within a short walking distance; where the size, type, location, and site design of commercial uses compliment the rural village character and are directed to the local needs of village and rural area residents and those enjoying a visit to experience the charm of the rural village and the surrounding natural environment.*

*Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). Clustering units or otherwise designing neighborhoods to achieve a compact center, an integrated, walkable street network, with linkages to opportunities for shopping and workplaces, buildings framing the streets as public spaces, generous open space, and incorporating residential units in commercial structures as a mixed use are strongly encouraged.*

#### Rural Village -- Existing Conditions

Within the portion of Alva currently designated as Urban Community there are approximately 744 dwelling units which translates to a population of approximately 1331 persons.,

Public facilities in the Rural Village include the elementary school and middle school, a post office, the community park. The community has been working diligently to obtain an EMS station. There is also a church and an historic museum in the community.

#### Rural Village Overlay Zone

Even though the Rural Village is currently designated Urban Community, the existing zoning allows substantially less development than the underlying land use would provide. The area is predominantly zoned AG-2 (Agricultural District), which allows one dwelling unit per acre (1du/ac) and TFC-2 (Residential Two Family Conservation District), with a few parcels zoned commercial. The Alva Community Plan proposes subsequent preparation of a Rural Village Overlay Zone to be adopted into the Lee County Land Development Code. The Overlay Zone will implement the Rural Village land use designation. The Overlay Zone is intended to be very specific, master planned to the block or large parcel level for the areas designated as Sub-areas 1, 2, and 3 and be more general for Sub-area 4 (described in subsequent sections of this plan).

Note that when the “Rural Village” land use designation replaces the existing designation as “Urban Community”, the allowable density range remains the same but the available zoning categories through which development may occur are limited to the existing zoning on a parcel, the Rural Village Overlay Zone, or Planned Development. It would not be permitted to re-zone to another conventional zoning category. In any case, pursuant to Section 34.341 of the Lee County Land Development Code, a Planned Development re-zoning would be required for residential developments over 300 units, or a commercial development located on a parcel of ten or more acres or that includes 100,000 square feet or more of floor area.

Even though use of the Rural Village Overlay Zone is optional (that is, it will not actually replace existing zoning but provide an alternative) there will be considerable incentive to use its provisions for two reasons. One, the Overlay Zone will provide for appropriate commercial and mixed-use development in specific areas where, under current AG-2 or TFC-2 zoning, it would not be permitted.

Two, the Rural Village Overlay Zone will provide for a more efficient and simpler

approval process. The administrative approval process of Rural Village Overlay Zone should be designed to have input from a development and design review committee made up of County Staff and at least two representatives from the Alva Community, and two independent professionals skilled in specific fields such as residential or commercial development, architecture, landscape architecture, planning, and natural resource protection.

This feature provides certainty and predictability to the approval process and saves substantial amounts of time and money for a project proponent to not have to go through the Planned Development re-zoning process to achieve the same result. The Overlay, which literally functions as a master plan, provides the assurance to the community that as new development occurs it is contributing to the achievement of the Vision for the Rural Village

## APPENDIX B

### HISTORIC CORE OF THE RURAL VILLAGE (Sub-area 1)

#### Vision for the Historic Core and Riverfront

*The Riverfront, Bridge, and Historic Core have become the identifiable center of Alva. Enhanced views, expanded recreation and docking areas, and public spaces for strolling, dining, and relaxing have re-introduced to residents and visitors the beauty of the River and the pleasure of observing River activity. Whether one is arriving by car, walking, or biking over the bridge, the streetscape and architectural elements of the Historic Core have become a part of the view that establishes a sense of arrival or entry into the community.*

*The Historic Core functions as the “heart” of the Alva Community consistent with its history as a community gathering-place for social interaction and civic activity. Historic community facilities such as the Alva Library (now housing the museum), the Methodist Church, and the School are treasured community focal points. These, and other historic structures dating back to the 1890’s, set the architectural standard for the design of new and renovated structures that frame the streets and shape the public space. Parking areas are unobtrusive and conveniently located to encourage parking once and walking to multiple destinations.*

*The dense oak tree canopy provides a park-like atmosphere for the pleasant mixture of homes, small shops, cafes, professional offices, live/work spaces, and bed and breakfast lodging. These uses enhance the attraction of the heart of the community for its residents and visitors by providing needed neighborhood services and facilities for leisure and socializing, all within a pleasant walking distance along an interconnected grid street system and tree-lined bicycle and pedestrian paths.*

*The traffic on North River Road, as it passes through the center of Alva, has been calmed. Pedestrians and bicycles can cross safely. Motorists traveling along the scenic highway take advantage of slowed speeds to appreciate the peaceful charm of the Historic Core.*

*The “historic commercial” and residential and commercial mixed uses (similar in scale and type to those that would be found in an historic river settlement) of the Historic Core are clustered primarily in the area between the River and the School in the area intersected by Broadway and Pearl Street where stores were located in the early history of the community.*

*The blocks bordering the Historic Core and extending northward adjacent to the school and community park area, feature a mix of residential uses of varying densities, live/work spaces, occasionally interspersed existing in-town agricultural uses.*

*The neighborhood to the east of the Historic Core continues to be a quiet residential area*

*with homes of varying ages and size. New homes built on infill parcels, particularly along the River, reflect the Southern Victorian heritage.*

*The school complex continues to function as the community gathering-place for both children and adults, not only for its educational functions but also for community meetings and events. The community members have worked in cooperation with the School District to expand facilities around this site to strengthen the historically “neighborhood” nature of the school and enable more local students to attend school locally.*

*The expanded Alva Community Park to the north of the school is in constant use, providing active recreation facilities for all age groups. A public use complex has been developed to house a new community cultural facility as well as space for Fire and EMS services.*

*The activity of the Riverfront and Historic Core reflect the area’s historic function as a riverfront settlement and true community rather than simply a town. The community continues to be a place where people of varying ages, background, and economic status find a range of housing choices, work, shopping, recreation and social interaction close to home.*

#### Existing Conditions, Planning Issues, and Opportunities

##### *Riverfront and Bridge*

Currently, very few opportunities exist for public enjoyment of the Riverfront. Public access is available at the Alva Boat Ramp, a Lee County Parks and Recreation facility that is heavily used. This facility, accessed from Pearl Street, has one boat ramp, a parking lot for approximately 20 cars with trailers, a small dock, and picnic tables. The Oak Park community at the end of Pearl Street has a private marina and dock space. The Army Corps of Engineers has easements on both sides of the River.

A priority of the community is to maximize views and public access to the Riverfront as well as to better integrate the River as a transportation route, recreation system, and natural resource amenity into the fabric of the community. The most immediate opportunity to improve access would be an expansion of the Lee County boat ramp area into more of a park that provides a waterfront play area for children and a pedestrian promenade as well as additional dock space. The County could provide the in-house resources to design the expansion and work with the community to identify appropriate funding sources. This effort could be viewed as Phase 1 of the larger program of providing greater public access to the River

Opportunities to create expanded or new day-use docking areas at or near the base of the bridge should also be explored to accommodate people arriving by boat to visit the Historic Core.

Provision of Riverfront access and pedestrian amenity areas should be required in

connection with new non-residential development (or expansions of existing non-residential development) with frontage on either side of the River in this area.

In addition to being an amenity to the community, the Riverfront area can function as an “eco-tourism” destination, a place where folks traveling the extensive system of paddle trails throughout the area can find supplies and respite.

The Alva Oxbow Island just south of the River, east of Broadway, north of SR 80 provides an opportunity for a passive recreation area. A small portion of the Island is privately owned but the majority of the area is controlled by the Army Corps of Engineers. The area once was a community park, prior to the establishment of the current Alva Community Park, and could potentially be “adopted” by the community or transferred into the County parks inventory and once again made available for recreational use.

Providing pedestrian and bike lanes across the bridge and enhancing the view as one proceeds from the south base of the bridge across to the Historic Core through such measures as use of lighting, street furniture, landscaping, and architectural elements should be included in the proposed Improvement Plan for the Historic Core, discussed below.

Potential funding sources for improvements that enhance access to the Riverfront include private sector funding in connection with new development (and/or developer constructed improvements), park impact fees, gas tax funds, Tourist Development Tax funds, grant funds, other.

#### *Historic Core - Proposed for a mix of Historic Commercial and Residential Uses*

This area includes an approximately four-block area between the River and the School on both sides of Broadway – bounded on the south by the River, on the north by Center Street and North River Road, on the east by Julia Street and on the west by Savage Street, which was a part of the original town plat. Residential uses and some vacant lots exist along Broadway, north of the River. On the west side of the base of the bridge is located a post office and further west along the River frontage are residential uses.

Turning west on Pearl Street and following it around to Savage, one finds a collection of delightfully refurbished historic cottages nestled among a dense tree canopy. This area, which contains most of the few remaining in-town historic structures, along with Pearl Street to the east of Broadway which contains the historic Methodist Church and Alva Museum, inspired the concept of an “historic street” on which the historic structures should be treasured and preserved and set the design and scale for new structures on infill parcels and on adjacent streets included in the Historic Core

Since most of these cottages are residences, considered attention should be given to the type of uses that will be compatible with this residential character. Those suggested that could pleasantly co-exist with residential uses include live/work spaces such as an artist’s



or photographer's studio and gallery, law office, an old fashioned ice cream/candy store, collectibles and antiques, bed and breakfast lodging, coffee shop with a few tables, bookstore.

On Pearl Street east of Broadway there is more vacant land and/or larger parcels that could be redeveloped, thus more opportunity for uses that generate a bit more activity than those suggested above. This area could also provide some unobtrusive but centralized parking as well as a potential site as a "repository" for moving historic structures from other locations where they might otherwise either be demolished or left to deteriorate. A cluster of historic cottages could make a charming area of small shops.

Specific design and development standards for the Historic Core including minimum and maximum floor area, lot coverage, floors, height, and maximum amount of commercial development (in square feet) appropriate for the four block Historic Core area should be developed as a part of the Rural Village Overlay Zone.

Within the entire four block area, streets are narrow and without curbs or drainage structures. Utilities are overhead. Throughout the area is a dense tree canopy of primarily oak trees and native vegetation. Views of the Riverfront are available through the trees and undeveloped lots and through the Broadway corridor.

*Surrounding close-in neighborhoods – Proposed for Residential-based Mixed Use*

This area includes the blocks immediately bordering the east side of the original Historic Core and North River Road (east of the public and private school complex, and the Alva Community Park area. The northern boundary of the Alva Community Park represents the northern extent of Sub-area 1. On the east side, east of Julia and west of Josephine, from the River to Park Street, the lots are a part of the original town plat with an average size of one-half acre and developed with single family residential uses. Homes in this area date back primarily to the 1950's and 60's although some were built in the 1920's and others just recently. Approximately 20% of the lots are undeveloped. This area has an existing zoning of TFC-2.

North of Park Street, east of North River Road the lots increase in size to approximately one-acre. This area currently contains a mixture of residential and non-residential uses, including some in-town agriculture, the schools, a private school, and the community park. In addition to residential uses, future uses could include live/work spaces, professional offices or very "low impact" commercial uses similar to those permitted in the Historic Core, such as a bed and breakfast, florist or plant shop. As in the Historic Core, adding mixed uses into a predominately residential area, even though sparsely developed, requires careful consideration of the scale and mix of uses. Design and development standards should be created specifically for this area and be compatible with the design and streetscape of the Historic Core.

Streets in this area form a grid pattern and provide several alternate routes to reach Broadway or North River Road. One exception is in the block immediately east of the

Community Park, which has no north/south connection with the grid. Further to the east, beyond the area designated for mixed use, there are also several streets that are platted but not put through or paved. Completing this grid would contribute strongly to the walkability and connectivity of the community. Existing streets are narrow with no sidewalks or drainage systems.

West of the Historic Core, the existing residential uses provide an appropriate transition between the Historic Core and the residential neighborhoods beyond. Further to the west on Captain Nelson Court, a new twelve lot residential subdivision is being developed with custom homes on approximately one-acre lots across the street from and along the Riverfront.

#### *North River Road*

North River Road (County Road 78) passes through the heart of the Historic Core. Traffic on North River Road has been steadily increasing and already is seen as having a negative impact on the pedestrian quality of the area, bicyclists, and particularly on the safety of school children.

Currently the speed limit is between 15/20 mph (curves and school zone) and at 45 mph there is a prohibition on through truck traffic. To address the problem in the near term, community members need to work closely with Lee County DOT to implement a reduced speed safety zone. Have successfully had a 3 way stop installed at Broadway and 78. ALVA, Inc. will work with the Sheriff's Department to achieve stricter enforcement of the prohibition against through truck traffic. Future measures should include design solutions to induce traffic calming and possibly restriction of access points for future development along North River Road.

#### *Pedestrian/Bicycle System*

Currently the Historic Core and the surrounding blocks proposed for mixed use have no sidewalks and no provision for safe bicycling. The Vision for the Historic Core relies on creating an atmosphere inviting to the pedestrian, where residents, visitors, and school children can park once and walk to multiple destinations, ride bikes from home or school, or walk from their boats. Creating a pedestrian environment requires provision of walking and bicycle pathways as well as an inviting streetscape that provides shade and areas for sitting and resting. This pedestrian oriented area can be seen as the "hub" for an extensive system of bike lanes and pedestrian pathways that extend into the neighborhoods, and across the bridge into the Village Center. Rather than introducing curb, gutter, and sidewalk, the design concept should emphasize use of pervious materials and emulate a rural, historic look such as might have existed in the late 1800s.

#### *Implementing and Funding the Improvements*

To implement the envisioned system of pathways, methods for traffic calming, central but unobtrusive parking areas, connectivity of the local street network and an inviting pedestrian oriented streetscape, the Alva Community Plan recommends policy that calls for the preparation of an Improvement Plan for the Historic Core and Riverfront as a subsequent activity to the preparation of the Community Plan. The Improvement Plan

would also examine the feasibility of a number of measures that could be used in combination to fund the implementation of the Improvement plan.

Developer funded or developer constructed improvements could contribute substantially. For example, rather than being required to provide parking on-site, a developer of a new “historic commercial” structure could achieve a greater percentage of lot coverage (or provide for more green space or patio dining on-site) by paying an equivalent fee towards provision of a common centralized parking area and being assessed proportionately for on-going maintenance of the facility. Typical requirements for street frontage on-site landscaping could be replaced by a requirement to install a segment of the landscaped pedestrian pathway along the build-to line.

Such improvements could be implemented as development occurs, or a continuous system could be implemented up front by a combination of County and grant funds, with the County funds being reimbursed to the County as new development comes on line and pays its proportionate share.

Another significant opportunity for funding a portion of the Historic Core Improvement Plan comes from the Federal Transportation Enhancement Provision, which through recent legislation, has expanded funding and affirmed the eligibility of historic preservation projects with a variety of links to the transportation system. This program views functional, historical, economic, social, and visual elements, combined with scenic resources, as key elements in the preservation of communities and landscapes through which roads pass.

Successful grant projects have had a focus on community character, a strengthened sense of place, measures which contribute to revitalizing historic downtown commercial districts, and which promote heritage travel and tourism. In addition, the National Trust for Historic Preservation will work with communities to engage the potential of Transportation Enhancement activities to support historic preservation and sustainable transportation, including encouraging pedestrian and bicycle access for historic downtowns and scenic/heritage corridors. Many of the recommended activities of the Alva Community Plan fall in categories of eligibility for Transportation Enhancement grants as well as other sources of historic preservation grants.

#### Opportunities to achieve the vision for the Historic Core and Riverfront

There are a number of activities that the community can pursue during the period while the Community Plan is being reviewed and adopted as an amendment to the Lee County Comprehensive Plan. In addition, several activities listed below will provide valuable input to the subsequent preparation of a Rural Village Overlay Zone and the Improvement Plan for the Historic Core, both of which are called for in the policy recommendations of this Community Plan.

1. Describe and provide examples of Southern Victorian or Southern Florida indigenous architecture, providing a palette of design, colors and materials for incorporation into the design standards.

2. Prepare design recommendations (which are advisory only) for new and renovated single- family residential development as a guide to those that wish to be consistent with historic architectural elements.
3. Prepare list of permitted, strongly encouraged, and non-permitted uses (such as drive-through windows or gasoline stations) for the Historic Core and methods to encourage an appropriate mix rather than an overabundance of one type.
4. Consider implications of a probable expansion of the Post Office in its present location. That is, could an expanded facility serve as an anchor for activity in the Historic Village area and enhance the pedestrian character of the Vision for that area, or do the vehicle-oriented activities of a post office facility suggest a location more accessible by automobile where the facility could serve as an anchor for new commercial and mixed use development?
5. Define the mixture of uses envisioned for the surrounding close-in neighborhoods.
6. Work with Lee County DOT to identify and implement methods that can be used in the near term to reduce speed and improve safety on North River Road as it passes through the Historic Core around the School. Methods could include a combination of reduced speed zone, crosswalks, stop signs, increased enforcement of no through-trucks, and limited access for new development. Obtain traffic counts for this segment for evenings and weekends as well as school crossing hours.
7. Formulate a general design concept and criteria for the pedestrian and bicycle pathways for the Historic Core. Criteria would include such things as location (whether on private property as part of the site development requirements, or in the public right of way) approximate width, material, separation of uses, use of trees and other landscaping.
8. Work with Lee County Parks Department to continue efforts to acquire additional acreage for expanding the existing Community Park and to plan and identify funding for the park improvements if and when expanded.
9. Begin to identify candidate parcels of suitable size and location for a “community use” site. Develop a concept for the desired community uses (such as a cultural center or an amphitheater and other needed public facilities that could be on the same site) so that criteria for site selection can be identified (such as minimum number of acres, maximum distance from a specified center of the community etc). The Community Plan can have a “floating” designation to be applied when a candidate parcel of suitable size and location is available.
10. Identify potential sites for unobtrusive and conveniently located parking areas that could serve multiple parking needs of the community within easy walking distance (for example, perhaps in connection with the expansion plans of the Methodist Church).
11. Work with County Planning Staff to develop an updated historic resources inventory, a program for recognizing historic places, and a walking tour of historic places.
12. Work with County Staff to assist in informing property owners and connecting them with the array of existing programs that provide grants and loans for renovation of historic structures, commercial façade revitalization and renovation of owner-occupied income-qualifying housing.
13. Pursue the concept of expanding the area near the existing school available for additional elementary and middle school classrooms so that more local children can

go to school locally.

14. Work with County DOT and willing property owners to develop feasible options to improve connectivity by re-establishing “walkable” blocks, linking the street grid by connecting existing dead ends and/or putting through some already platted narrow streets in key locations.
15. Work with the Army Corps of Engineers to find a means by which the portion of Alva Oxbow Island that is not privately owned, may be made available for passive recreational use.

Work with County Staff to identify funding sources for the preparation of the Rural Village Zoning Overlay, the Improvement Plan for the Historic Core, and the Master Plan for Public Access to the Riverfront. Such sources could include funding from the County’s Community Planning program, grants funds, and community fund-raising and volunteer activity.

## APPENDIX C

### RURAL VILLAGE SUB-AREAS 2 and 3 (Central Alva Commercial and Mixed Use areas north and south of State Route 80)

#### Vision for the Gateway and Village Centers

*On the south side of the River, across from the Historic Core, is an extensive public plaza and walkway lining the Riverfront, provided as part of the newly developed Village Center, a commercial and mixed-use center designed to compliment the pedestrian scale and 1890's architectural elements of the Historic Core.*

*The design of the Village Center embraces the natural features such as the River and the huge stand of ancient oak trees as key focal points and public spaces and provides inviting pedestrian amenities such as shaded walkways and easy access to multiple locations from small mid-block parking areas. Buildings with character help shape the public spaces. An inviting mix of stores, dwelling units, offices, and restaurants; an internalized system of service roads; and appropriate transitions from public to private space make this center attractive, livable, successful, and an asset to the community.*

*South of State Route 80, a smaller commercial and mixed-use area with frontage on State Route 80, mirrors the design principles of the Village Center to the north. A traffic signal at the redesigned intersection of SR 80, Broadway, and Packinghouse Road and strategically located median breaks and access points, allow safe vehicular entry into adjacent commercial areas. State Route 80's new curbed medians, sidewalks, and generous plantings of oak trees, framed by the buildings and landscape of these centers, announces arrival at the Gateway of the Rural Village*

*Through a cooperative effort between the Community and County, Wayside Park, renamed Alva Heritage Park, has become an attractive focal point and gathering place for this Gateway area, hosting periodic activities such as Holiday Tree Lighting Festival as well as providing a shaded oasis equipped with benches, bike racks, and picnic tables for pedestrians, bicyclists, and folks waiting for the transit that now serves the area. Interpretive signage shares the history of Alva and the story of the environment with visitors to the area.*

*Pedestrian ways and bike lanes extend from over the Bridge to State Route 80 and beyond, making it easy and enjoyable to walk or bike from the neighborhoods to the Historic Core and new Village Centers or reach the area by bicycle from as far away as the Caloosahatchee Regional Park or Charleston Park neighborhood.*

#### Existing Conditions, Planning Issues, and Opportunities

*Sub-area 2a (west of Broadway, north of SR 80, south of the River)*

*The portion of Sub-area 2 west of Broadway is approximately ¼ mile square and extends from State Route 80 to the River. There are four parcels with frontage on the west side of Broadway, one of which is a 3+ acre vacant parcel with frontage also on State Route 80.*

The three other parcels between that and the River are approximately one acre each and are in residential use. To the west of those parcels are an approximately 8 acre and a 17 acre parcel both with frontage extending from State Route 80 and the River. Two other 2 acre parcels with frontage on State Route 80 complete the square, totaling approximately 35 acres.

Excluding the existing residential uses, taken together this portion of Sub-area 2 consists of approximately 30 acres of relatively undeveloped land zoned AG-2. With frontage on both State Route 80 and the River as well as some on Broadway, this area provides an ideal location for a well-designed Village Center featuring a mix of community serving commercial, residential above commercial, stand-alone residential, and civic uses. Such a center should be sited to maximize the views and public access to the River and protect the privacy of the existing residential uses along Broadway. Building design and placement should provide structure and context to the State Road 80 and Broadway frontages and set a high quality design standard that announces the entry into the Alva Rural Village for those traveling along SR 80.

The Village Center should be pedestrian-oriented with tree shaded walkways and plazas, should include both attached and detached buildings, mid-block parking lots rather than one large parking area, minimal curb cuts, shared driveways, an internalized network of service streets. Heights, number of floors, building footprint, size of blocks, spacing between doors all should be planned and scaled to create an area that is walkable, inviting, and attractive. Taken together, the mix of uses and the design of the center should add to the charm and livability of the Rural Village.

A key element that should be incorporated into the Rural Village Overlay Zone and master plan for the Village Center is the creation of a public plaza overlooking the south bank of the River as a requirement for new development here. Developer funding for, or developer construction of such an amenity could be required in place of some other requirement in the same cost range and would provide a marketing advantage as well as a public amenity. Provision of dock space for day use would contribute to the marketing advantage and would facilitate visits by boat to the Village Center and Historic Core, just a short walk over the bridge.

Also, it should be noted that there is a stand of very old Oak Trees on the site that should be preserved and could become the key element of an internal public plaza and possibly replace other more typical landscaping requirements.

Because this area consists primarily of large parcels under few ownerships, it is possible to develop a cooperative partnership among the property owners and community representatives to have a conceptual master plan or set of development criteria prepared for the area which could then become a part of the “Rural Village Overlay Zone – Sub-area 2”, specific to this area. In this way, the community can be proactive in ensuring that any commercial and mixed-use development that would occur, is compatible with the Rural Village concept and an asset to the community, and the property owners can be assured that the property is ideally positioned for a development that is marketable and

financially feasible.

Further west along SR 80 at the frontage of the River Oaks development, there is some existing undeveloped commercially zoned property. The Rural Village Overlay Zone for Sub-area 2 should also address this area to provide a mechanism to discourage strip development and encourage neighborhood compatible development, if and when commercial development of this area may be proposed.

*Sub-area 2b (east of Broadway, north of SR 80, south of the River)*

The portion of Sub-area 2 east of Broadway between the River and State Route 80 contains 6 lots. A convenience mart and gas station are located on a property zoned C-N at the corner of SR 80 and Broadway. The next parcel to the north is vacant. The next parcel is the location for the FDOT retention pond to be developed in connection with the widening of SR 80. Adjacent to the north is a parcel in use as citrus grove. Two residential uses are located between this and the River. All are zoned AG-2. The groves and the residential property are a permanent part of the Alva Community, are beautifully well maintained with frontage on or grand views of the River. Protecting their quiet rural setting should be a priority as planning for the more active uses envisioned for the Village Center on the west side of Broadway is further specified.

The Rural Village Overlay Sub-area 2b could provide for some additional commercial use, compatible with the design and uses of the Village Center, at the northeast corner of SR 80 and Broadway on the lot immediately adjacent to the north of the convenience mart. The areas with existing residential on both sides of Broadway south of the River could be designated as Residential-based mixed use so that if at some point in the future the landowner wanted to, the use of the property could be converted to a live/work, bed and breakfast type, or other river-oriented or eco-tourism uses with low traffic generation.

The location of the FDOT water retention pond on the east side of Broadway provides an opportunity to create a landscape feature as an amenity rather than a fenced enclosure. Treated in this way, the site could provide a permanent buffer for the residential and agricultural property on the lots to its north.

*Sub-area 3 (south of and including State Route 80)*

The area envisioned for commercial and mixed use on the south side SR 80 west of the re-aligned intersection, could consist of approximately 8 to 10 acres at the frontage of a 128 acre parcel there, currently zoned AG-2. Existing uses in this area include the Alva Diner, Alva Heritage Park, and to the east a small parcel formerly used as a used auto dealership zoned CG.

As is the case with the Village Center north of SR 80, working with existing property owners to conceptually master plan or set criteria for future development of this area which could then become a part of the "Rural Village Overlay Zone – Sub-area 3", will ensure that new commercial and mixed-use development is compatible with the Rural Village concept while still addressing the market for services for travelers on SR 80. Design standards should direct the character of establishments on SR 80 including



directing the architectural style of franchises. Appropriate categories of commercial use and site development standards to discourage the development of such uses as big box retail, car dealerships, and strip shopping centers should be established.

The viability of existing commercial establishments such as the Alva Diner should be protected as new development occurs. Landscaping, building design elements, shared access and parking, could be instrumental in incorporating existing uses into the vitality of a new center.

#### *State Route 80*

The design of the SR 80 roadway should provide for central access to large parcels with frontage on SR 80. Central access would maintain access for current businesses and encourage the internalization of service roads in new development (buildings framing an internalized “main street”), thus minimizing the necessity for numerous direct access points from State Route 80. Currently operating businesses must be provided with median cuts or access points so that the businesses will continue to thrive and remain viable.

As SR 80 has become widened, it is essential that a traffic light be installed at Broadway and 80. It is widely supported by the community and would also increase safety and provide for more efficient and safe movement of school buses. Oak trees in the median of 80 are also a high priority of the community. Alva is willing to work with the County and DOT to raise funds to acquire and plant the oak trees..

In connection with the widening of SR 80, bike lanes and sidewalks should be provided to make the essential connections to central Alva from Charleston Park on the east to River Oaks on the west.

#### Nodes of Commercial Development

Stepping back from the focus on the Alva Rural Village and looking at the development pattern along State Route 80 in the northeast County, provides an important perspective for consideration in dealing with the issue of future commercial development. The entire length of Palm Beach Boulevard from downtown Fort Myers to Interstate 75 is lined with commercial uses. That pattern continues to Highway 31. Commercial uses continue to line State Route 80 between Highway 31 and Old Olga Road, and then there is an immediate transition into the Rural area. From Old Olga Road to Broadway, approximately six miles, there are only a few scattered commercial uses on individual lots that blend in with the rural countryside.

The concentration of neighborhood/community serving uses designed as a Village Center around the intersection of SR 80 and Broadway and connected by Broadway to the Historic Village will be entirely consistent with the Chapter 9J5 definition of a rural village a “small, compact node of development within a rural area containing development, uses and activities which are supportive of and have a functional relationship with the social, economic, and institutional needs of the surrounding rural areas.”

Another node of development is planned just east of the Hendry County Line (approximately two and a half miles from the intersection of Broadway and SR 80) where a marina oriented commercial node is planned as a part of a larger development. The center is located at the future intersection of State Route 80 and a roadway extending northward from Lehigh roughly paralleling the Hendry County line.

The marina-oriented portion of the development in Hendry County is planned to attract tourists and folks traveling the River by boat as well as surrounding residents. Docking and short term lodging facilities will be available. Retailing will include specialty shops and restaurants targeted to capture a discriminating market. This marina-oriented development creates an additional node of development and activity within the rural area. Beyond this node towards LaBelle, the area returns to its rural character.

The uses and character found in the Historic Core of Alva and the marina oriented development planned just over the Hendry County line compliment rather than compete with each other, and the success of each will support the success of the other. In the same manner, the uses proposed in the Village Center of Alva do not duplicate the uses proposed at the Highway 31 intersection, which have a much wider market focus than the neighborhood or immediate community appeal of the uses planned for Alva. To the south of the Alva area another node of commercial development to serve the needs of the Lehigh community is provided for in the Lee Plan on a 40 acre parcel on Joel Road, just north of Greenbriar Boulevard.

#### Future Commercial Development

It is important not to erode the viability of well-planned commercial nodes such as these within wide expanses of scenic rural county side by allowing the pattern of strip commercial development found further west to stretch along State Route 80.

It is recommended by the Alva Community Plan that the majority of acreage available for commercial development adhere to the Rural Village Criteria, especially subareas 2 and 3, or off Joel Boulevard near or adjacent to subarea 3. Small businesses serving the needs of the neighborhood, for example in Charleston Park, will also be acceptable. Access between adjacent commercial businesses in the Rural Village should be provided, along with safe pedestrian paths and access. Commercial building footprints will be limited to less than 20,000 sq feet in size and the architectural structure should be compatible with the community's vision of the rural village. "Standardized" or "formula" franchise buildings will not be allowed, nor will additional new and used auto dealerships. Signage standards developed by the community should also be followed. In addition it is recommended that any new development on parcels within the Rural Village currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village Overlay Zone in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods

#### Next Steps

There are a number of activities that the community can pursue during the period while the Community Plan is going through the approval process that will provide valuable input to the subsequent preparation of a Rural Village Overlay Zone, as follows:

1. Identify a list of uses that should be permitted and encouraged as part of the Village Center north. Suggested uses to date include retail, restaurant, general store, bakery, hardware, coffee shops, professional and doctors' offices, and residential, perhaps located above the commercial uses.
2. Consider what forms of residential development might be needed in the community that could be included as a part of the mix of uses in the Village Center and what civic and/or entertainment uses might be appropriate. Consider ways to be sure that development of a new Village Center such as this does not undermine the viability of uses encouraged in the Historic Core.
3. Consider the intensity of use and scale of structures that would be appropriate for the Village Center, including building heights, proportion and type of pedestrian oriented public and open space.
4. Continue working diligently with FDOT and Lee DOT to secure the signalized intersection at Broadway and realignment of Packinghouse Road as well as curbed medians, median breaks at appropriate locations, sidewalks, bike lanes, and installation of conduit to enable the extension north onto Broadway so that state of the art telecommunications infrastructure can be offered to the central Alva area.

Identify a list of uses that should be permitted and encouraged as a part of a new Village Center south of SR 80. Note uses that should be prohibited and define appropriate methods to prohibit uses that are incompatible with the Rural Village concept.

## APPENDIX D

### PRESERVATION OF RURAL CHARACTER

#### Vision for Rural Area

*The rural area surrounding the Rural Village area has managed to preserve large areas of land in agricultural use or in its natural state. An extensive network of conservation areas, regional parks, the River and creeks that are a part of the watershed, weave through the northeast county, protecting the integrity of ecological systems and providing a beautiful amenity for residents and visitors to southwest Florida.*

*New development has taken the form of estate homes and ranches on large acreage parcels as well as self-contained and sustainable "villages" that cluster development and contribute sizable natural areas for the passive recreational enjoyment of its residents and for connections with the larger conservation network.*

*Cooperative activity and several successful programs have enabled the area to maintain the balance between preservation of the qualities that make the area valuable and special and the individual's right to realize value from landownership.*

*The Caloosahatchee River, County Road 78, and a system of bike paths provide the essential connections that enable residents and visitors to move easily from place to place and to access the scenic and historic treasures the area affords.*

The rural area surrounding central Alva has considerable natural and scenic resources – The Caloosahatchee River, which flows from Lake Okeechobee and empties into San Carlos Bay; Telegraph Swamp which drains into the Caloosahatchee River through Telegraph Creek and its associated wetlands, part of which is contained in Babcock Ranch, 70,000 plus acres of which is pending acquisition by the State for preservation. The resources of this rural area also include Cypress Creek north of the River and Hickey and Bedman Creeks on the south side of the River.

The area includes acres of conservation areas, recreation areas including the Caloosahatchee Regional Park and the Franklin Locks, acres of land in agricultural production, citrus groves, cattle ranches, homes along the River, estate homes, small ranches, a few residential subdivisions and a few scattered commercial uses. It is also an area rich in history and pre-history, inhabited by humans over ten thousand years ago, long before the earliest written accounts of the region by Spanish explorers in the early 1500's identified the early inhabitants as Calusa Indians who controlled the area from the Florida Keys to just south of Sarasota.

Efforts to preserve and enhance the natural resources of this area are ongoing, particularly through the efforts of the Lee County Conservation 2020 program that has been actively

acquiring conservation lands in this area, the most notable of which is the Hickey Creek Mitigation Park. On going efforts at the State level through the Florida Forever program may result in the addition of the Telegraph Creek watershed area to the inventory of conservation land. The Caloosahatchee Regional Park, which provides both passive and active recreation opportunities, links these two areas together. South of the Hickey Creek Mitigation Park, conservation acquisitions have completed a link to Greenbriar Swamp.

The concept of preservation of rural character can be quite complex, having many components ranging from improving water quality in the River to supporting the viability of agricultural production. While these and many other components are critically important, many are within the capable jurisdiction other Federal, State, and local entities, as well as interested citizens groups. Of the many components, this plan focuses on a few strategies that can be initiated and pursued through grass roots efforts, in partnership with County government and private sector interests. Each is discussed below:

#### Increase the Inventory of Conservation Land

As noted above, conservation purchases in the Alva area have already made a significant contribution to the protection of water resources and other environmentally sensitive areas. Because of the important position of this area in the Caloosahatchee watershed, particularly the Telegraph swamp area, additional purchases are being negotiated at the State level.

Preserving rural character and safeguarding natural resources through conservation purchases and other measures such as the purchase of conservation easements, are positive and proactive means of addressing the issue. The Alva community should be proactive in continuing to move land into the 20/20 program. During the Alva Community planning process, it has been recommended that the community form a non-profit Conservation Land Trust, modeled after the highly successful Calusa Land Trust that is active in the Pine Island area. Rather than being a duplication of effort with the County's 2020 program, a local land trust can provide a valuable service in identifying, promoting, and facilitating acquisitions by the County's 2020 program and programs of State agencies. This step could be implemented in the very near term as a parallel activity to the Community Plan.

#### Plan and Map a Conceptual Conservation and Recreation Network

In order to promote an expanded, interconnected conservation and passive recreation system in the northeast county area, it is important for the community, the County, South Florida Water Management District and other entities to work in cooperation to develop and map a conceptual conservation network system that is interconnected within the Alva area and linked to other portions of the existing conservation network in neighboring areas.

#### Help Protect the Viability of Agricultural Uses

Important to the preservation of rural character is taking measures to protect the viability

of agricultural uses. According to the Lee County Property Appraiser's Office data, there are a total of 21,070 acres of land in agricultural use within the boundaries of the Alva Fire District (which is somewhat smaller than the Lee Plan's Alva Community Planning area). Of this total, 14,100 acres are in pasture, 5,730 acres are in citrus use, 450 acres in nursery, 390 acres in row crops, 150 acres in horse raising, and 250 acres of miscellaneous (fish, grapes, bees etc.).

#### *Conservation Easements*

The provisions of the Rural and Family Lands Protection Act which became Laws of Florida Chapter 2001-279 will provide farmers with incentives to keep their lands in agriculture. Through this measure, farmers can be paid up to 60% of their appraised land value for conservation easements if they qualify for the program. The program is approved up to the year 2011 and it is hoped that \$100 million will be set aside for it. The purpose is to protect farmland that provides economic, open space, water, and wildlife benefits. Conservation easements are a way in which farmers can ease the financial obligations associated with taxes. A conservation easement can result in a charitable deduction on income tax equal to reduced value of land, a reduction in annual property taxes, a reduction of estate tax obligations, and preservation of the natural value of the land. Meanwhile the property remains private and the farmer retains all rights to continue farming. The Alva community can actively promote continued funding for this program and through a local land trust work closely with farmers to access this and other programs that can help make it economically feasible to continue agricultural production.

#### *Water Budget*

Another means of protecting the viability of agriculture is to take measures that will ensure that the long-term water needs of agriculture in the area are provided for. The Caloosahatchee River is the freshwater supply for Lee and Hendry Counties and is part of an enormous system that includes the central lakes of Kissimmee, Lake Okeechobee, and the St. Lucie River. From the main arteries, numerous canals from the lakes to the east coast, as well as to the Caloosahatchee system that serves our area, create a system whereby we are actually sharing water resources with east coast counties.

Within this system, the water needs of the counties west of Okeechobee have been under-represented. Since the deposit of water has no boundaries, a water budget would provide a system for equitably allocating water resources and ensuring that the existing and future water needs of our area are planned for.

The Southwest Florida Regional Planning Council, in late 2001, initiated a process for exploring how best to proceed with developing a water budget for our region. The process begins with development of an accurate data base since, historically, there has been no consistent system for monitoring and auditing how much water is actually being used in our area, and by whom.

The Alva Community can work closely with Lee County and with the Southwest Florida Regional Planning Council in the process of developing the water budget concept and in the process of gathering data, particularly as it relates to agricultural water needs and

usage. When established, the water budget should provide a context within which to evaluate the individual and cumulative impacts of new development on the availability of water needed to sustain Lee County's agricultural uses.

#### Surface Water Management Issues (north of the Caloosahatchee River)

Flooding and the catastrophic movement of surface water from outside of Lee County into that area of Lee County lying north of the Caloosahatchee River and east of SR 31, is of concern to citizens in the Telegraph Creek, Fichter's Creek and Cypress Creek area. Water flows to Spanish Creek area are also now lower than historical levels. This is a well documented massive regional water management problem which directly affects the rural village of Alva and the surrounding area within the purview of the plan.

Coordination and cooperation among the South Florida Water Management District, Lee County government and other governmental agencies charged with the duty of managing the flow of surface water across Lee, Charlotte, Glades and Hendry county lines is needed to design, finance and construct a proper solution.

The 4 Corners Water Plan calls for flood and other surface waters flowing into that area of Lee County lying north of the Caloosahatchee River and east of SR 31 from areas outside of Lee County to be conveyed to the County Line Ditch along the Lee/Hendry County line, north of the Calosahatchee River for conveyance to the river in such a manner as to prevent flooding along the ditch during periods of excess runoff and with appropriate control structures to prevent over-drainage during periods of low or no flow. Excess flows may also be used to restore historic flows to Spanish Creek or otherwise be conveyed to the Caloosahatchee River in keeping with the principles of sound water management and the SWFMD permitting criteria, thereby eliminating downstream flooding of natural and manmade water courses within this area of Lee County.

#### Surface Water Management Issues (South of the River, Hickey Creek and Bedman Creek Area)

Flooding has occurred in the Hickey Creek and Bedman Creek areas as a result of increased development in Lehigh Acres and diversion of waters to streams and canals that flow north of Lehigh to the Caloosahatchee River. Water control issues need to be addressed in this area. The East Lee County Water Management District must cooperate with the County and other appropriate water management entities to convey flood flows from Lehigh Acres and other areas south of the Alva community to the Caloosahatchee River without causing flooding in the Alva planning area. Care must also be taken not to negatively impact the health of the river or oxbows as the excess surface water is managed.

#### Help Protect the Viability of the Caloosahatchee River

The Caloosahatchee River and Estuary extend about 70 miles from Lake Okeechobee to San Carlos Bay. The watershed includes the East, West, and Tidal Caloosahatchee drainage basins; and the North Coastal, Telegraph Swamp, C-21 and S-236 drainage basins. The freshwater portion of the river has been reconfigured as a canal (C-43)

extending 45 miles from the Moore Haven Lock and Dam to Franklin Lock and Dam. Telegraph Swamp is listed as one of the 4 significant natural systems within the watershed. The major issues affecting the watershed are water supply availability, salinity variations, and nutrient levels.

“The water availability issues are limited surface water sources; protection of water resources and associated natural systems; and pressure on these resources from increasing urban and agricultural demands. Increasing urban and agricultural water demands have the potential to adversely impact the region’s water resources and associated natural systems. Ground water is the most important source of supply for most of the Lower West Coast region, but the Caloosahatchee River is an important surface water source in the northern portion of the region. Rapid growth in population and irrigated agricultural acreage has caused demands for water to increase significantly. Increased withdrawals in the future may cause ground water levels to decline and potentially impact wetlands.”

To address Lake Okeechobee regulatory releases and uncontrolled runoff, which result in alteration of freshwater flow, the District is establishing MFLs (minimum flows and levels) for Lake Okeechobee and is developing a model to evaluate the effects of differing river water discharges. The MFLs will also address problems of water quality from the influence of nutrient enriched waters from Lake Okeechobee.

#### Increase Regional Recreational Opportunities

In addition to those conservation lands purchased through the 2020 program, there are several large parcels owned by South Florida Water Management District. Two adjacent parcels together consisting of over 400 acres are located just north of North River Road east of central Alva, have been identified in the community planning process as an opportunity for a future regional park, perhaps with its focus being a youth park with BMX facilities. The Community should pursue discussions with South Florida Water Management District and with Lee County to explore the feasibility of adding this area to the regional recreational system and to identify the appropriate public use of the area.

#### Increase opportunities for residents and visitors to experience the historical, recreational, natural and scenic resources of the area.

##### *Bike Paths linking conservation and recreation areas*

During the community planning process, a high priority was given to the idea of linking the conservation and recreation areas throughout the Alva area and beyond with bike paths. Providing these bicycle linkages would create an amenity available to all county residents as well as visitors and tourists enjoying the recreational and scenic assets of the area as well as the Historic Core of the rural village of Alva. Figure 3 provides an illustration of a conceptual bike path system.

The most likely way to achieve the objective of an extensive and interconnected system along rural roads is to create these paths by providing additional paving outside of the stripe for the travel lane and widening shoulders. In this manner, miles of areas wide enough to accommodate safe biking can be provided cost effectively and without incurring additional liability to the County as would be the case if the lanes are dedicated



and striped for bike lanes. However, when bike path routes enter the central Alva area, they would be designed and constructed according to the Historic Core Improvement Plan. Funding sources for this system of widened paving and shoulders along rural roads could come from gas tax funds, road impact fees, Transportation Enhancement and other grant funds.

#### *County Road 78—Scenic highways Designation*

During the community planning process there has been considerable discussion about how to preserve the scenic character of County Road 78 (North River Road) and ensure that existing and future traffic conditions do not negatively impact the rural ambiance of the area.

It is recommended and therefore implemented that the community pursue a Scenic Highways Designation in order to accomplish the positive objective of preserving the scenic nature of this rural county road. ALVA, Inc. submitted the first draft for a scenic highway designation and has not received comments yet from DOT.

The purpose of the Florida Department of Transportation's (FDOT) Florida Scenic Highways Program is to heighten awareness of and to protect and enhance outstanding resources along Florida's roadways. The program is voluntary, with nominations coming from grass roots coalitions of citizens, civic groups, businesses, and government that form a Corridor Advocacy Group (CAG). The CAG is responsible for developing partnerships and providing documentation demonstrating eligibility of the Corridor, documenting its intrinsic resources. After eligibility is determined, the CAG in cooperation with local government prepares a Corridor Management Plan (CMP), which defines the actions, procedures, protection measures and other operational practices relevant to the protection and enhancement of the corridor.

In addition to the benefits of protecting natural resources, enhancing the travel experience, providing education and history appreciation and other benefits that designation provides, obtaining the scenic designation provides a distinct advantage in qualifying for and obtaining grant funds.

Combining the scenic highways designation with the concept of the pedestrian and bicycle improvements envisioned for the Historic Core and the concept of extending a bike path network to connect the conservation areas and regional parks, meets a wide range of eligibility criteria of numerous sources of grant funds which could be layered and leveraged to create some significant enhancements in the area that would be appreciated and enjoyed throughout the region, not simply benefiting the Alva community.

## APPENDIX E

### FLORIDA SCENIC HIGHWAYS PROGRAM

The Florida Department of Transportation (FDOT) established the Florida Scenic Highways Program in 1996. The purpose of the program is to heighten awareness of and to protect and enhance outstanding resources along Florida's roadways. This voluntary program's emphasis is on having nominations emerge from well-organized grass-roots efforts, which can include citizens, civic groups, businesses, and government. A requirement of eligibility is the formation of a Corridor Advocacy Group, which has the responsibility of developing partnerships, community support, and the necessary documentation.

The first phase of the process requires the Corridor Advocacy Group to provide documentation demonstrating eligibility of the Corridor and outlining the Corridor's intrinsic resources. The program has ten criteria that must be met as follows:

- 1 Resources must be visible from the roadway. In certain cases, having the resource adjacent to the roadway may satisfy these criteria.
- 2 The Corridor must "tell a story" that relates to its intrinsic resource (information about history, culture, industry, ecology or recreational opportunities)
- 3 The roadway must be a public road that safely accommodates two-wheel drive automobiles *Note: County Roads may be designated. Since County Road 78 extends into Hendry County where it becomes a State Road again, a cooperative application that involves segments in both counties might be appropriate.*
- 4 The Corridor must exhibit significant, exceptional and distinctive features of the region it traverses. (The caliber and arrangement of the resource(s) produces a visually pleasing effect for travelers, should be representative of the geographical region, outstanding in quality and composition within the landscape and overall, regionally recognized and valued by the surrounding communities.)
- 5 The roadway must be at least one mile in length and, if appropriate, provide access to the resource(s).
- 6 A majority of the corridor must exhibit the qualifying resource(s).
- 7 A Corridor Advocacy Group or CAG, must be organized to support the scenic highway designation.
- 8 A Community Participation Plan must be developed and implemented.
- 9 Strong local support must be demonstrated.
- 10 A Corridor Management Plan or CMP must be developed with the endorsement of local government(s). The CMP is a written document that serves as a record of a scenic highway's development, implementation, maintenance and enhancement. Local Government becomes involved as the CMP contains a history of the Corridor's actions, procedures, protection measures and other operational practices.

**LEE COUNTY ORDINANCE NO. 09-07**  
(Alva Community Plan)  
(CPA2006-09)

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2006-09 (PERTAINING TO THE ALVA COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with §163.3181, Florida Statutes, and Lee County Administrative Code 13-6 provide an opportunity for private individuals to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held public hearings pursuant to Florida Statutes and the Lee County Administrative Code on October 22, 2007, and February 25, 2008; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on October 22, 2008. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2006-09 pertaining to the Alva Community Plan effort to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the October 22, 2008 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC Report on January 16, 2009; and;

WHEREAS, at a public hearing on February 25, 2009, the Board moved to adopt the proposed amendment to the Lee Plan adopting the Alva Community Plan as more particularly set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**

## **SECTION ONE: PURPOSE, INTENT AND SHORT TITLE**

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code 13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "2007/2008 Regular Comprehensive Plan Amendment Cycle CPA2006-09 Alva Community Plan Ordinance."

## **SECTION TWO: ADOPTION OF LEE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE**

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board on February 25, 2009, known as CPA2006-09. CPA2006-09 amends the Plan to incorporate the recommendations of the Alva Community Planning effort by establishing a Goal and subsequent Objectives and Policies specific to the Alva Planning Community as set forth below.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

### **VISION STATEMENT:**

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1, 2, 11, 14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community; most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow~~

through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15, Amended by Ordinance No. 07-12)~~

Alva - The mission of the people of the community called Alva, Florida, is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

#### *The Guiding Statements for the Alva Community Character*

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambience and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a "Rural Village Mixed Use Overlay, Sub-area 1" and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses.
2. Site location standards for commercial uses.
3. Architectural standards for buildings (other than single family homes).
4. Sign criteria.
5. Building setback.
6. Building height and/or number of floors.
7. Site design standards that bring buildings close to the street with parking behind.

8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas.
9. On-site landscaping and screening standards that contribute to an overall streetscape concept.
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers).
11. Pedestrian, parking and streetscape improvements.
12. Provision for limitations on Floor Area Ratio for Commercial Uses.
13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above).
15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

**POLICY 26.1.3: The Alva Community will prepare an improvement plan for the Historic Core, which will:**

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation.
2. Design the pedestrian way and bike lanes that cross the Bridge.
3. Promote pedestrian and bicycle safety and access.
4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping.
5. Improve connectivity of the local street network.
6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.
7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at



the foot of the bridge on each side of the River and on the Bridge as appropriate.

8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.
9. Identify funding sources for all improvements.

**POLICY 26.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Centers to be incorporated into a master plan concept and as standards into a "Rural Village Mixed Use Overlay, Sub-area 2" and "Rural Village Mixed Use Overlay, Sub-area 3" (See Figure 2, page 15 of the Alva Community Plan) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. A list of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. A list of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.

9. Pedestrian, parking and streetscape improvements.
10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.
12. Parking ratios that reflect dual use and centralized parking areas.
13. Preservation of unique natural features and vegetation.
14. Provision of a riverfront public plaza and viewing area.
15. Limit outdoor vehicle sales.

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Centers and provide for infill development in the Historic Core.

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

**POLICY 26.2.2:** Retail uses that require outdoor display in excess of one acre are prohibited.

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial will be evaluated for consistency with the design and use standards of the Rural Village in order

to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

### **SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"**

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

### **SECTION FOUR: GEOGRAPHIC APPLICABILITY**

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

### **SECTION FIVE: SEVERABILITY**

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

### **SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR**

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Comprehensive Plan.

Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

## **SECTION SEVEN: EFFECTIVE DATE**

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Commissioner Janes made a motion to adopt the foregoing ordinance, seconded by Commissioners Hall. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DONE AND ADOPTED this 25<sup>th</sup> day of February, 2009

ATTEST:  
CHARLIE GREEN, CLERK

LEE COUNTY  
BOARD OF COUNTY COMMISSIONERS

BY: \_\_\_\_\_  
Deputy Clerk

BY: \_\_\_\_\_  
Ray Judah, Chairman

DATE: \_\_\_\_\_

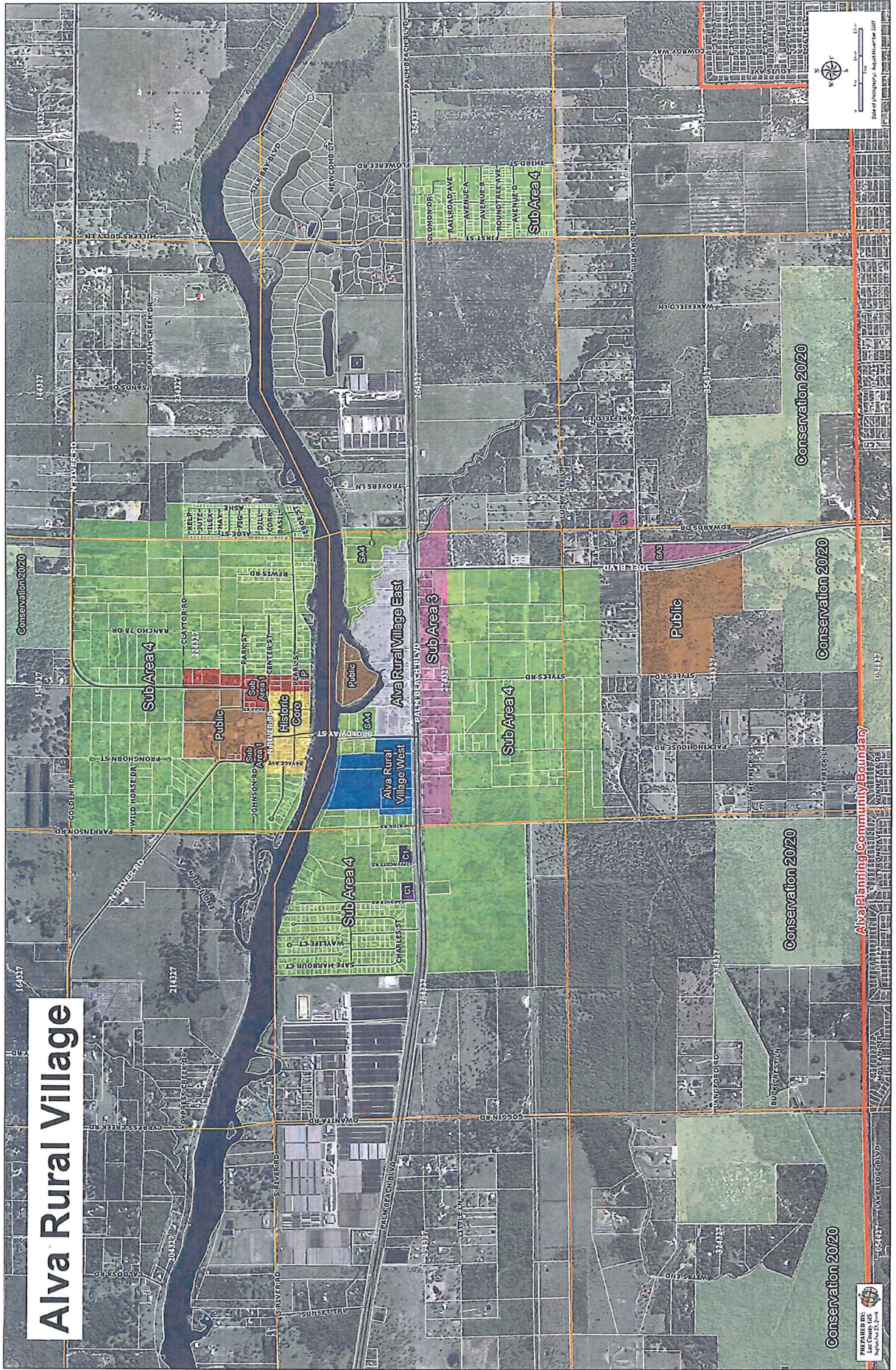
Approved as to form by:

\_\_\_\_\_  
Dawn E. Perry-Lehnert  
County Attorney's Office

Attachment:  
Map of Rural Village Mixed Use Overlay Area



# Alva Rural Village





**CPA2006-00009  
ALVA COMMUNITY PLAN  
BoCC SPONSORED  
AMENDMENT  
TO THE**

---

LEE COUNTY COMPREHENSIVE PLAN

---

**THE LEE PLAN**

---

LPA Public Hearing Document  
for the  
February 25, 2008 Public Hearing

---

*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8585*

**February 25, 2008**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2006-00009**

☒

Text Amendment

☐

Map Amendment

<input checked="" type="checkbox"/>	<b>This Document Contains the Following Reviews:</b>
<input checked="" type="checkbox"/>	Staff Review
<input type="checkbox"/>	Local Planning Agency Review and Recommendation
<input type="checkbox"/>	Board of County Commissioners Hearing for Transmittal
<input type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input type="checkbox"/>	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 18, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A. SPONSOR:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**B. APPLICANT**

A LIVING VISION OF ALVA (ALVA, INC.)

**2. REQUEST:**

Amend the Vision Statement and the Future Land use element to add a new Goal, Objectives, and Policies specific to a portion of the Alva Planning Community.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:**

**1. RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff's comments are written in italics in Part II of this report.



## VISION STATEMENT:

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15; Amended by Ordinance No. 07-12)~~

Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

### The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions

unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 22:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 22.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

**POLICY 22.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

**POLICY 22.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a "Rural Village Mixed Use Overlay, Sub-area 1" and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses
2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback
6. Building height and/or number of floors

7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements
12. Provision for limitations on Floor Area Ratio for Commercial Uses.
13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)
15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

**POLICY 22.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;
2. Design the pedestrian way and bike lanes that cross the Bridge
3. Promote pedestrian and bicycle safety and access.
4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping.
5. Improve connectivity of the local street network.
6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.
7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.
8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.
9. Identify funding sources for all improvements.

**POLICY 22.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

**POLICY 22.1.5:** The County will update its historic sites survey of Alva as needed.

**POLICY 22.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. List of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.
9. Pedestrian, parking and streetscape improvements.
10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.
12. Parking ratios that reflect dual use and centralized parking areas.
13. Preservation of unique natural features and vegetation.
14. Provision of a riverfront public plaza and viewing area
15. Limit outdoor vehicle sales.

**POLICY 22.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva

Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

**POLICY 22.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

**OBJECTIVE 22.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 22.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

**POLICY 22.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

**POLICY 22.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

**OBJECTIVE 22.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 22.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

**POLICY 22.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Alva Community Plan has been sponsored as a community service by A Living Vision of Alva (ALVA, Inc.).

- The proposed revised Vision Statement, new Rural Village Future Land Use Category, and a new Goal, Objectives, and Policies specific to the Rural Village are based on a community plan prepared by the Alva community.

### **C. BACKGROUND INFORMATION**

The people of Alva have been functioning as a community since 1866 when settlers began making their homes in the Caloosahatchee River basin. The town of Alva was founded and platted in 1882.

In the early 1990's the Alva Preservation Committee worked with Lee County Planning Staff to prepare an Alva Sector Plan, applicable to the area within the Alva Fire District boundaries, which was intended to protect the community from having rural lands converted to suburban development patterns. The 1992 Alva Sector Plan was not approved but many in the community have continued to work together to address a number of issues important to many area residents.

ALVA Inc. was incorporated in the spring of 2001. Its mission is "to preserve and protect the unique historical, rural, agricultural and equestrian ambiance of Alva". Community members, through ALVA Inc., developed a variety of specific measures that they believed would benefit the people of Alva, including State Route 80 design; increasing park opportunities and facilities; promoting sidewalks and bike paths; as well as spearheading the preparation of the 2002 Alva Community Plan.

Numerous workshops and community meetings were held prior to and during the preparation of the 2002 Alva Community Plan. Several people attending the community workshops noted that they had moved to Alva from high quality but increasingly overcrowded areas in order to live in a scenic and rural environment. Some residents indicated that they wanted Alva to remain the same in terms of density and land use for many years to come, while others wanted to be able to maintain and realize value from their large land holdings into the future so that as change occurs they could retain development rights on their property.

The stated intent of the drafters of the 2002 Alva Community Plan was not to encourage or limit growth in the future, but rather guide how that growth will occur.

The 2002 Alva Community Plan was prepared on behalf of the residents of the Alva area through the local civic organization, ALVA Inc., and was funded by a grant of planning funds from Lee County and by volunteer fund-raising. The Alva Community Plan was originally submitted in September, 2002 to the Lee County Department of Community Development. A revised Vision Statement and a new Goal, Objectives, and Policies were reviewed by staff and sent to the Local Planning Agency in May, 2003. At that meeting it was determined by the Local Planning Agency that the community needed to continue working on their community plan to achieve more consensus on the plan amendment. The amendment did not go to the Board of County Commissioners for transmittal.

Over the past few years ALVA, Inc. has continued to work on their community plan and has submitted a 2006 version of their community plan to the County that includes a revised Vision Statement, a new Goal, Objectives, and Policies, and a new Future Land Use category specific to the historic core of Alva for the County to consider for adoption into the Lee County Comprehensive Plan.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

The proposed publicly-initiated amendment application was received by the County on September 27, 2006. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- County Attorney's Office
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department
- Public Safety

Written comments were received from the County Attorneys Office, Public Safety and the Department of Transportation. The County Attorney's and Public Safety comments are being sent as backup to this report and the Department of Transportation comments are contained in the staff analysis section of this report.

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. The applicants proposed changes to the Alva Vision Statement are shown below in strike through underline. Staff's recommended change to the Vision Statement shown in bold strike-through. Staff's recommendations for the remainder of this section are shown in strike-through, double-underline.

### **VISION STATEMENT:**



~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15; Amended by Ordinance No. 07-12)~~

*Staff recommends replacing the existing Vision Statement with the Vision statement below that was prepared by Alva residents.*

1. Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

#### The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been

successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 22:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 22.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

*Staff comments: Staff recommends transmittal of Objective 22.1. That Objective is commendable and is one that has been overlooked in several other community plans.*

**POLICY 22.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

*If adopted, the regulations for Rural Village Overlay Zone will be mandatory for all new development located within the Mixed Use Overlay area in the historic core of Alva. Until those development*

*regulations are adopted, all new development must comply with existing zoning or proposed planned development zoning. No new rezoning to a conventional zoning district will be permitted if this amendment is adopted. Existing development will be encouraged to utilize the Rural Village Overlay Zone standards through incentives, but existing development will not be required to comply with the standards.*

**POLICY 22.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a “Rural Village Mixed Use Overlay, Sub-area 1” and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses

2. Site location standards for commercial uses

3. Architectural standards for buildings (other than single family homes)

4. Sign criteria

5. Building setback

6. Building height and/or number of floors

7. Site design standards that bring buildings close to the street with parking behind

8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas

9. On-site landscaping and screening standards that contribute to an overall streetscape concept

10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)

11. Pedestrian, parking and streetscape improvements

12. Provision for limitations on Floor Area Ratio for Commercial Uses.

13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.

14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)

15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

*Staff Comments: Policy 22.1.2 will require the preparation of development regulations (Rural Village Overlay Zone regulations) that could have potential Bert J. Harris implications with regard to 1) permitted and prohibited uses; 2) limitations on building height and number of floors; 3) transitions between public and private space. Those implications will need to be addressed prior to adoption of the Overlay Zone regulations*

**POLICY 22.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;

2. Design the pedestrian way and bike lanes that cross the Bridge

3. Promote pedestrian and bicycle safety and access.

4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping.

5. Improve connectivity of the local street network.

6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.

7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.

8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.

9. Identify funding sources for all improvements.

*Staff Comments: The Alva community proposes to prepare an improvement plan specific to the historic core of Alva which includes all of the Urban Community Future Land Use category contiguous to the intersection of Broadway and SR 82.*

**POLICY 22.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

*Staff Comments: No comments were received on this proposed policy by the Lee County Parks and Recreation Department and staff has no objection.*

**POLICY 22.1.5:** The County will update its historic sites survey of Alva as needed.

*Staff Comment: Staff has no objection to this policy.*

**POLICY 22.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. List of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.
9. Pedestrian, parking and streetscape improvements.
10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.
12. Parking ratios that reflect dual use and centralized parking areas.

13. Preservation of unique natural features and vegetation.

14. Provision of a riverfront public plaza and viewing area

15. Limit outdoor vehicle sales.

*Staff Comments: A limitation on currently allowable uses in the Urban Community area of Alva affected by this amendment may have Bert J. Harris implications. This will have to be addressed when the Rural Village overlay regulations are developed.*

**POLICY 22.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

*Staff Comments: Staff has no objection to this policy.*

**POLICY 22.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

*Staff comments: A representative from the Alva community can register with the Department of Community Development for such notifications.*

**OBJECTIVE 22.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 22.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

*Staff comments: The Alva planning panel does not desire to see strip commercial development occur along SR 80 in the Alva planning community. They would prefer to see commercial development occur in the specific areas listed in the policy.*

**POLICY 22.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

*Staff comments: This policy is intended to limit or prevent the proliferation of car dealerships in the Alva community. Similar language is included in Policy 19.2.5 pertaining to Estero.*

**POLICY 22.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

*Staff comments: Policy 22.2.3 further clarifies the intent of the Rural Village overlay zone concept described above in Policy 22.1.2.*

**OBJECTIVE 22.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 22.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

*Staff Comments: DOT staff have indicated they do not have a problem with this policy, as worded. The scenic designation will in no way preclude the widening of North River Road if it is required in the future due to growth in Lee and Hendry Counties.*

**POLICY 22.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

*Staff comments: The Department of Transportation comment on this proposed policy is that it seems consistent with the designation on map 3D for SR 80 and CR 78. If the community plan is contemplating the use of gas tax funds and road impact fees beyond the County's already established bicycle/pedestrian program under the guidance of the Bicycle/Pedestrian Advisory Committee (BPAC), the DOT staff objects.*



**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: February 25, 2007

**A. LOCAL PLANNING AGENCY REVIEW**

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT  
SUMMARY**

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

**C. VOTE:**

NOEL ANDRESS

DEREK BURR

LES COCHRAN

RONALD INGE

CARLETON RYFFEL

RAE ANN WESSEL

LELAND TAYLOR

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:**

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

\_\_\_\_\_

**TAMMARA HALL**

\_\_\_\_\_

**ROBERT P. JANES**

\_\_\_\_\_

**RAY JUDAH**

\_\_\_\_\_

**FRANKLIN B. MANN**

\_\_\_\_\_

**PART V - OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: \_\_\_\_\_

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

**B. STAFF RESPONSE**

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:**

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

\_\_\_\_\_

**TAMMARA HALL**

\_\_\_\_\_

**ROBERT P. JANES**

\_\_\_\_\_

**RAY JUDAH**

\_\_\_\_\_

**FRANKLIN B. MANN**

\_\_\_\_\_

**CPA2006-00009**  
**ALVA COMMUNITY PLAN**  
**BoCC SPONSORED**  
**AMENDMENT**  
**TO THE**

---

**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

---

BoCC Public Hearing Document  
for the  
October 22, 2008 Transmittal Hearing

---

*Lee County Planning Division*  
*1500 Monroe Street*  
*P.O. Box 398*  
*Fort Myers, FL 33902-0398*  
*(239) 533-8585*

**October 8, 2008**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2006-00009**

☒

Text Amendment

☐

Map Amendment

	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 18, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A. SPONSOR:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**B. APPLICANT**

A LIVING VISION OF ALVA (ALVA, INC.)

**2. REQUEST:**

Amend the Vision Statement and the Future Land use element to add a new Goal, Objectives, and Policies specific to a the Alva community. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Alva Community has been adopted.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:**

**1. RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff's comments are written in italics in Part II of this report.

## VISION STATEMENT:

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15; Amended by Ordinance No. 07-12)~~

Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

### The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill

development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the



oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community’s vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a “Rural Village Mixed Use Overlay, Sub-area 1” and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses
2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback

6. Building height and/or number of floors
7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements
12. Provision for limitations on Floor Area Ratio for Commercial Uses.
13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)
15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

**POLICY 26.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;
2. Design the pedestrian way and bike lanes that cross the Bridge
3. Promote pedestrian and bicycle safety and access,
4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping,
5. Improve connectivity of the local street network,
6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.
7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.
8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.
9. Identify funding sources for all improvements.

**POLICY 26.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. List of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.
9. Pedestrian, parking and streetscape improvements.
10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.
12. Parking ratios that reflect dual use and centralized parking areas.
13. Preservation of unique natural features and vegetation.
14. Provision of a riverfront public plaza and viewing area
15. Limit outdoor vehicle sales.

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva

Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

**POLICY 26.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Alva Community Plan has been sponsored as a community service by A Living Vision of Alva (ALVA, Inc.).

- The proposed revised Vision Statement, new Rural Village Future Land Use Category, and a new Goal, Objectives, and Policies specific to the Rural Village are based on a community plan prepared by the Alva community.

### **C. BACKGROUND INFORMATION**

The people of Alva have been functioning as a community since 1866 when settlers began making their homes in the Caloosahatchee River basin. The town of Alva was founded and platted in 1882.

In the early 1990's the Alva Preservation Committee worked with Lee County Planning Staff to prepare an Alva Sector Plan, applicable to the area within the Alva Fire District boundaries, which was intended to protect the community from having rural lands converted to suburban development patterns. The 1992 Alva Sector Plan was not approved but many in the community have continued to work together to address a number of issues important to many area residents.

ALVA Inc. was incorporated in the spring of 2001. Its mission is "to preserve and protect the unique historical, rural, agricultural and equestrian ambiance of Alva". Community members, through ALVA Inc., developed a variety of specific measures that they believed would benefit the people of Alva, including State Route 80 design; increasing park opportunities and facilities; promoting sidewalks and bike paths; as well as spearheading the preparation of the 2002 Alva Community Plan.

Numerous workshops and community meetings were held prior to and during the preparation of the 2002 Alva Community Plan. Several people attending the community workshops noted that they had moved to Alva from high quality but increasingly overcrowded areas in order to live in a scenic and rural environment. Some residents indicated that they wanted Alva to remain the same in terms of density and land use for many years to come, while others wanted to be able to maintain and realize value from their large land holdings into the future so that as change occurs they could retain development rights on their property.

The stated intent of the drafters of the 2002 Alva Community Plan was not to encourage or limit growth in the future, but rather guide how that growth will occur.

The 2002 Alva Community Plan was prepared on behalf of the residents of the Alva area through the local civic organization, ALVA Inc., and was funded by a grant of planning funds from Lee County and by volunteer fund-raising. The Alva Community Plan was originally submitted in September, 2002 to the Lee County Department of Community Development. A revised Vision Statement and a new Goal, Objectives, and Policies were reviewed by staff and sent to the Local Planning Agency in May, 2003. At that meeting it was determined by the Local Planning Agency that the community needed to continue working on their community plan to achieve more consensus on the plan amendment. The amendment did not go to the Board of County Commissioners for transmittal.

Over the past few years ALVA, Inc. has continued to work on their community plan and has submitted a 2006 version of their community plan to the County that includes a revised Vision Statement, a new Goal, Objectives, and Policies, and a new Future Land Use category specific to the historic core of Alva for the County to consider for adoption into the Lee County Comprehensive Plan.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

The proposed publicly-initiated amendment application was received by the County on September 27, 2006. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- County Attorney's Office
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department
- Public Safety

Written comments were received from the County Attorneys Office, Public Safety and the Department of Transportation. The County Attorney's and Public Safety comments are being sent as backup to this report and the Department of Transportation comments are contained in the staff analysis section of this report.

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. The applicants proposed changes to the Alva Vision Statement are shown below in strike through underline. Staff's recommended change to the Vision Statement shown in bold strike-through. Staff's recommendations for the remainder of this section are shown in strike-through, double-underline.

### **VISION STATEMENT:**

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15; Amended by Ordinance No. 07-12)~~

*Staff recommends replacing the existing Vision Statement with the Vision statement below that was prepared by Alva residents.*

1. Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

#### The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been



successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

*Staff comments: Staff recommends transmittal of Objective 26.1. That Objective is commendable and is one that has been overlooked in several other community plans.*

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

*If adopted, the regulations for Rural Village Overlay Zone will be mandatory for all new development located within the Mixed Use Overlay area in the historic core of Alva. Until those development*

*regulations are adopted, all new development must comply with existing zoning or proposed planned development zoning. No new rezoning to a conventional zoning district will be permitted if this amendment is adopted. Existing development will be encouraged to utilize the Rural Village Overlay Zone standards through incentives, but existing development will not be required to comply with the standards.*

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a “Rural Village Mixed Use Overlay, Sub-area 1” and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses
2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback
6. Building height and/or number of floors
7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements
12. Provision for limitations on Floor Area Ratio for Commercial Uses.
13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)

15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

*Staff Comments: Policy 26.1.2 will require the preparation of development regulations (Rural Village Overlay Zone regulations) that could have potential Bert J. Harris implications with regard to 1) permitted and prohibited uses; 2) limitations on building height and number of floors; 3) transitions between public and private space. Those implications will need to be addressed prior to adoption of the Overlay Zone regulations*

**POLICY 26.1.3: The Alva Community will prepare an improvement plan for the Historic Core, which will:**

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;

2. Design the pedestrian way and bike lanes that cross the Bridge

3. Promote pedestrian and bicycle safety and access,

4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping,

5. Improve connectivity of the local street network,

6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.

7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.

8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.

9. Identify funding sources for all improvements.

*Staff Comments: The Alva community proposes to prepare an improvement plan specific to the historic core of Alva which includes all of the Urban Community Future Land Use category contiguous to the intersection of Broadway and SR 82.*

**POLICY 26.1.4: The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.**

*Staff Comments: No comments were received on this proposed policy by the Lee County Parks and Recreation Department and staff has no objection.*

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

*Staff Comment: Staff has no objection to this policy.*

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. List of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.
9. Pedestrian, parking and streetscape improvements.
10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.
12. Parking ratios that reflect dual use and centralized parking areas.

13. Preservation of unique natural features and vegetation.

14. Provision of a riverfront public plaza and viewing area

15. Limit outdoor vehicle sales.

*Staff Comments: A limitation on currently allowable uses in the Urban Community area of Alva affected by this amendment may have Bert J. Harris implications. This will have to be addressed when the Rural Village overlay regulations are developed.*

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

*Staff Comments: Staff has no objection to this policy.*

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

*Staff comments: A representative from the Alva community can register with the Department of Community Development for such notifications.*

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

*Staff comments: The Alva planning panel does not desire to see strip commercial development occur along SR 80 in the Alva planning community. They would prefer to see commercial development occur in the specific areas listed in the policy.*

**POLICY 26.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

*Staff comments: This policy is intended to limit or prevent the proliferation of car dealerships in the Alva community. Similar language is included in Policy 19.2.5 pertaining to Estero.*

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use

standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

*Staff comments: Policy 26.2.3 further clarifies the intent of the Rural Village overlay zone concept described above in Policy 26.1.2.*

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

*Staff Comments: DOT staff have indicated they do not have a problem with this policy, as worded. The scenic designation will in no way preclude the widening of North River Road if it is required in the future due to growth in Lee and Hendry Counties.*

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

*Staff comments: The Department of Transportation comment on this proposed policy is that it seems consistent with the designation on map 3D for SR 80 and CR 78. If the community plan is contemplating the use of gas tax funds and road impact fees beyond the County's already established bicycle/pedestrian program under the guidance of the Bicycle/Pedestrian Advisory Committee (BPAC), the DOT staff objects.*

### **PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: October 22, 2007

#### **A. LOCAL PLANNING AGENCY REVIEW**

Staff explained that the purpose of having this item on the agenda today was to give residents from Alva an opportunity to discuss their community plan and their plan amendment. He noted that a detailed staff report and recommendation will be forthcoming.

An Assistant County Attorney clarified that this was not a transmittal hearing on this proposed community plan. However, the LPA was welcome to offer comments that will be taken into account as this project proceeds forward.

The Chair called for public comment and the representatives from Alva, Inc., The Conservancy of S.W. Florida, the Audubon of Southwest Florida, and two residents of Alva spoke in support of the community plan.

An LPA member applauded the Alva residents for initiating this type of task. She felt there would be no way to protect our rural areas unless plans like this are in place. She had some questions answered regarding the Whiteman Home and existing oxbows.

Due to questions by the Board as to why this item could not be approved today at least in concept, staff explained the outstanding issues being addressed, such as: 1) the Vision Statement including properties that are outside of Alva; 2) instituting a new land use category; 3) commercial intensity within the new proposed land use category; and, 4) self-implementing language that might be objectionable to DCA staff.

An LPA member advised the public of funding available from the County and encouraged them to submit an application to the Board of County Commissioners. The funds are used towards hiring a professional planner to work with the community on implementing the plan. He noted there were areas in the plan where the language was too general in nature and would need to be more specific, especially when dealing with land use on other people's property.

Another LPA member asked if there was some way the LPA could endorse this conceptually and having something on the record that future developments should be consistent with this planning effort even though this plan is not completed yet.

An Assistant County Attorney noted that the Board of County Commissioners have historically recognized communities where community plans are in the process by holding back on approving zoning applications in deference to an upcoming planning effort. She also noted that what is being proposed today cannot have the force of the law until the plan is amended.

DATE OF PUBLIC HEARING: February 25, 2008

**B. LOCAL PLANNING AGENCY REVIEW**

Following a brief presentation of the amendment by staff, the LPA discussed Policy 26.3.1 regarding the scenic highway designation for County Road 78 and determined that designation would be beneficial for the Alva community. The LPA asked staff if additional work needed to be done to fully implement the community plan and staff responded that there was considerable additional work that needed to be done, specifically the development of overlay regulations pertaining to the historic core of Alva.

The meeting was opened for public comment and three members of the Alva Community spoke in favor of transmitting the plan amendment as recommended by staff. There was a lengthy discussion about the merits of the scenic highway designation for County Road 78. Following that discussion both the LPA and the Alva residents in attendance at the LPA meeting agreed that there were merits for that designation and that Policy 26.3.1 should be recommended for transmittal.

A motion was made to transmit the amendment with no additional changes and the LPA voted unanimously to recommend to the BoCC to transmit CPA 2006-00009 as presented by staff.

**C. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION:** Recommend that the Board of County Commissioners transmit CPA 2006-00009 as recommended by staff.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

**D. VOTE:**

NOEL ANDRESS	<u>AYE</u>
LES COCHRAN	<u>AYE</u>
RONALD INGE	<u>AYE</u>
JACQUE RIPPE	<u>ABSENT</u>
CARLETON RYFFEL	<u>AYE</u>
RAE ANN WESSEL	<u>AYE</u>
LELAND TAYLOR	<u>AYE</u>



**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:**

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

\_\_\_\_\_

**TAMMARA HALL**

\_\_\_\_\_

**ROBERT P. JANES**

\_\_\_\_\_

**RAY JUDAH**

\_\_\_\_\_

**FRANKLIN B. MANN**

\_\_\_\_\_

**PART V - OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: \_\_\_\_\_

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

**B. STAFF RESPONSE**

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

\_\_\_\_\_

**TAMMARA HALL**

\_\_\_\_\_

**ROBERT P. JANES**

\_\_\_\_\_

**RAY JUDAH**

\_\_\_\_\_

**FRANKLIN B. MANN**

\_\_\_\_\_

**CPA2006-09  
ALVA COMMUNITY PLAN  
BoCC SPONSORED  
AMENDMENT  
TO THE**

---

**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

---

**DCA Transmittal Document**

---

*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8585*

**October 22, 2008**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2006-00009**

☒

**Text Amendment**

☐

**Map Amendment**

	<b>This Document Contains the Following Reviews:</b>
✓	<b>Staff Review</b>
✓	<b>Local Planning Agency Review and Recommendation</b>
✓	<b>Board of County Commissioners Hearing for Transmittal</b>
	<b>Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report</b>
	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: February 18, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A. SPONSOR:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**B. APPLICANT**

A LIVING VISION OF ALVA (ALVA, INC.)

**2. REQUEST:**

Amend the Vision Statement and the Future Land use element to add a new Goal, Objectives, and Policies specific to the Alva community. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Alva Community has been adopted.

**The Board of County Commissioners transmitted to the Department of Community Affairs the language recommended for transmittal by staff and the Local Planning Agency without changes.**

## B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

**1. RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff's comments are written in italics in Part II of this report.

### VISION STATEMENT:

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15; Amended by Ordinance No. 07-12)~~

Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

### The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These

resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been

successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a "Rural Village Mixed Use Overlay, Sub-area 1" and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses



2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback
6. Building height and/or number of floors
7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements
12. Provision for limitations on Floor Area Ratio for Commercial Uses.
13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)
15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

**POLICY 26.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;
2. Design the pedestrian way and bike lanes that cross the Bridge
3. Promote pedestrian and bicycle safety and access,
4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping,
5. Improve connectivity of the local street network,
6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.

7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.

8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.

9. Identify funding sources for all improvements.

**POLICY 26.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a "Rural Village Mixed Use Overlay, Sub-area 2" and "Rural Village Mixed Use Overlay, Sub-area 3" (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.

2. List of civic uses that should be considered for inclusion in the Village Center.

3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).

4. Architectural standards for buildings.

5. Sign criteria.

6. Building setback.

7. Building height and/or number of floors.

8. Site design standards that bring buildings close to the street with parking behind or mid-block.

9. Pedestrian, parking and streetscape improvements.

10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.

11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.

12. Parking ratios that reflect dual use and centralized parking areas.

13. Preservation of unique natural features and vegetation.
14. Provision of a riverfront public plaza and viewing area
15. Limit outdoor vehicle sales.

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

**POLICY 26.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Alva Community Plan has been sponsored as a community service by A Living Vision of Alva (ALVA, Inc.).
- The proposed revised Vision Statement, new Rural Village Future Land Use Category, and a new Goal, Objectives, and Policies specific to the Rural Village are based on a community plan prepared by the Alva community.

### **C. BACKGROUND INFORMATION**

The people of Alva have been functioning as a community since 1866 when settlers began making their homes in the Caloosahatchee River basin. The town of Alva was founded and platted in 1882.

In the early 1990's the Alva Preservation Committee worked with Lee County Planning Staff to prepare an Alva Sector Plan, applicable to the area within the Alva Fire District boundaries, which was intended to protect the community from having rural lands converted to suburban development patterns. The 1992 Alva Sector Plan was not approved but many in the community have continued to work together to address a number of issues important to many area residents.

ALVA Inc. was incorporated in the spring of 2001. Its mission is "to preserve and protect the unique historical, rural, agricultural and equestrian ambiance of Alva". Community members, through ALVA Inc., developed a variety of specific measures that they believed would benefit the people of Alva, including State Route 80 design; increasing park opportunities and facilities; promoting sidewalks and bike paths; as well as spearheading the preparation of the 2002 Alva Community Plan.

Numerous workshops and community meetings were held prior to and during the preparation of the 2002 Alva Community Plan. Several people attending the community workshops noted that they had moved to Alva from high quality but increasingly overcrowded areas in order to live in a scenic and rural environment. Some residents indicated that they wanted Alva to remain the same in terms of density and land use for many years to come, while others wanted to be able to maintain and realize value from their large land holdings into the future so that as change occurs they could retain development rights on their property.

The stated intent of the drafters of the 2002 Alva Community Plan was not to encourage or limit growth in the future, but rather guide how that growth will occur.

The 2002 Alva Community Plan was prepared on behalf of the residents of the Alva area through the local civic organization, ALVA Inc., and was funded by a grant of planning funds from Lee County and by volunteer fund-raising. The Alva Community Plan was originally submitted in September, 2002 to the Lee County Department of Community Development. A revised Vision Statement and a new Goal, Objectives, and Policies were reviewed by staff and sent to the Local Planning Agency in May, 2003. At that meeting it was determined by the Local Planning Agency that the community needed to continue working on their community plan to achieve more consensus on the plan amendment. The amendment did not go to the Board of County Commissioners for transmittal.

Over the past few years ALVA, Inc. has continued to work on their community plan and has submitted a 2006 version of their community plan to the County that includes a revised Vision Statement, a new Goal, Objectives, and Policies, and a new Future Land Use category specific to the historic core of Alva for the County to consider for adoption into the Lee County Comprehensive Plan.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

The proposed publicly-initiated amendment application was received by the County on September 27, 2006. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- County Attorney's Office
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department
- Public Safety

Written comments were received from the County Attorneys Office, Public Safety and the Department of Transportation. The County Attorney's and Public Safety comments are being sent as backup to this report and the Department of Transportation comments are contained in the staff analysis section of this report.

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. The applicants proposed changes to the Alva Vision Statement are shown below in strike through underline. Staff's recommended change to the Vision Statement shown

in bold strike-through. Staff's recommendations for the remainder of this section are shown in strike-through, double-underline.

## VISION STATEMENT:

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15; Amended by Ordinance No. 07-12)~~

*Staff recommends replacing the existing Vision Statement with the Vision statement below that was prepared by Alva residents.*

1. Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

*Staff comments: Staff recommends transmittal of Objective 26.1. That Objective is commendable and is one that has been overlooked in several other community plans.*

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning



to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

*If adopted, the regulations for Rural Village Overlay Zone will be mandatory for all new development located within the Mixed Use Overlay area in the historic core of Alva. Until those development regulations are adopted, all new development must comply with existing zoning or proposed planned development zoning. No new rezoning to a conventional zoning district will be permitted if this amendment is adopted. Existing development will be encouraged to utilize the Rural Village Overlay Zone standards through incentives, but existing development will not be required to comply with the standards.*

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a “Rural Village Mixed Use Overlay, Sub-area 1” and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses
2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback
6. Building height and/or number of floors
7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements

12. Provision for limitations on Floor Area Ratio for Commercial Uses.

13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.

14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)

15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

*Staff Comments: Policy 26.1.2 will require the preparation of development regulations (Rural Village Overlay Zone regulations) that could have potential Bert J. Harris implications with regard to 1) permitted and prohibited uses; 2) limitations on building height and number of floors; 3) transitions between public and private space. Those implications will need to be addressed prior to adoption of the Overlay Zone regulations*

**POLICY 26.1.3: The Alva Community will prepare an improvement plan for the Historic Core, which will:**

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;

2. Design the pedestrian way and bike lanes that cross the Bridge

3. Promote pedestrian and bicycle safety and access,

4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping,

5. Improve connectivity of the local street network,

6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.

7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.

8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.

9. Identify funding sources for all improvements.

*Staff Comments: The Alva community proposes to prepare an improvement plan specific to the historic core of Alva which includes all of the Urban Community Future Land Use category contiguous to the intersection of Broadway and SR 82.*

**POLICY 26.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

*Staff Comments: No comments were received on this proposed policy by the Lee County Parks and Recreation Department and staff has no objection.*

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

*Staff Comment: Staff has no objection to this policy.*

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. List of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.
9. Pedestrian, parking and streetscape improvements.

10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.

11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.

12. Parking ratios that reflect dual use and centralized parking areas.

13. Preservation of unique natural features and vegetation.

14. Provision of a riverfront public plaza and viewing area

15. Limit outdoor vehicle sales.

*Staff Comments: A limitation on currently allowable uses in the Urban Community area of Alva affected by this amendment may have Bert J. Harris implications. This will have to be addressed when the Rural Village overlay regulations are developed.*

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

*Staff Comments: Staff has no objection to this policy.*

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

*Staff comments: A representative from the Alva community can register with the Department of Community Development for such notifications.*

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

*Staff comments: The Alva planning panel does not desire to see strip commercial development occur along SR 80 in the Alva planning community. They would prefer to see commercial development occur in the specific areas listed in the policy.*

**POLICY 26.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

*Staff comments: This policy is intended to limit or prevent the proliferation of car dealerships in the Alva community. Similar language is included in Policy 19.2.5 pertaining to Estero.*

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

*Staff comments: Policy 26.2.3 further clarifies the intent of the Rural Village overlay zone concept described above in Policy 26.1.2.*

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

*Staff Comments: DOT staff have indicated they do not have a problem with this policy, as worded. The scenic designation will in no way preclude the widening of North River Road if it is required in the future due to growth in Lee and Hendry Counties.*

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

*Staff comments: The Department of Transportation comment on this proposed policy is that it seems consistent with the designation on map 3D for SR 80 and CR 78. If the community plan is contemplating the use of gas tax funds and road impact fees beyond the County's already established bicycle/pedestrian program under the guidance of the Bicycle/Pedestrian Advisory Committee (BPAC), the DOT staff objects.*

### **PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: October 22, 2007

#### **A. LOCAL PLANNING AGENCY REVIEW**

Staff explained that the purpose of having this item on the agenda today was to give residents from Alva an opportunity to discuss their community plan and their plan amendment. He noted that a detailed staff report and recommendation will be forthcoming.

An Assistant County Attorney clarified that this was not a transmittal hearing on this proposed community plan. However, the LPA was welcome to offer comments that will be taken into account as this project proceeds forward.

The Chair called for public comment and the representatives from Alva, Inc., The Conservancy of S.W. Florida, the Audubon of Southwest Florida, and two residents of Alva spoke in support of the community plan.

An LPA member applauded the Alva residents for initiating this type of task. She felt there would be no way to protect our rural areas unless plans like this are in place. She had some questions answered regarding the Whiteman Home and existing oxbows.

Due to questions by the Board as to why this item could not be approved today at least in concept, staff explained the outstanding issues being addressed, such as: 1) the Vision Statement including properties that are outside of Alva; 2) instituting a new land use category; 3) commercial intensity within the new proposed land use category; and, 4) self-implementing language that might be objectionable to DCA staff.

An LPA member advised the public of funding available from the County and encouraged them to submit an application to the Board of County Commissioners. The funds are used towards hiring a professional planner to work with the community on implementing the plan. He noted there were areas in the plan where the language was too general in nature and would need to be more specific, especially when dealing with land use on other people's property.

Another LPA member asked if there was some way the LPA could endorse this conceptually and having something on the record that future developments should be consistent with this planning effort even though this plan is not completed yet.

An Assistant County Attorney noted that the Board of County Commissioners have historically recognized communities where community plans are in the process by holding back on approving zoning applications in deference to an upcoming planning effort. She also noted that what is being proposed today cannot have the force of the law until the plan is amended.

DATE OF PUBLIC HEARING: February 25, 2008

**B. LOCAL PLANNING AGENCY REVIEW**

Following a brief presentation of the amendment by staff, the LPA discussed Policy 26.3.1 regarding the scenic highway designation for County Road 78 and determined that designation would be beneficial for the Alva community. The LPA asked staff if additional work needed to be done to fully implement the community plan and staff responded that there was considerable additional work that needed to be done, specifically the development of overlay regulations pertaining to the historic core of Alva.

The meeting was opened for public comment and three members of the Alva Community spoke in favor of transmitting the plan amendment as recommended by staff. There was a lengthy discussion about the merits of the scenic highway designation for County Road 78. Following that discussion both the LPA and the Alva residents in attendance at the LPA meeting agreed that there were merits for that designation and that Policy 26.3.1 should be recommended for transmittal.

A motion was made to transmit the amendment with no additional changes and the LPA voted unanimously to recommend to the BoCC to transmit CPA 2006-00009 as presented by staff.

**C. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION:** Recommend that the Board of County Commissioners transmit CPA 2006-00009 as recommended by staff.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

**D. VOTE:**

NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	ABSENT
CARLETON RYFFEL	AYE
RAE ANN WESSEL	AYE
LELAND TAYLOR	AYE

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

**A. BOARD REVIEW:**

Staff told the Board that both the staff and LPA recommendation was to transmit the amendment without any changes.

Several members of the public spoke in favor of the amendment and asked the Board to transmit the amendment as recommended by staff and the LPA.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**Transmit CPA 2006-00009 as recommended by staff and the LPA.**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The Board accepted the findings of fact as advanced by staff and the LPA.

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<b>AYE</b>
<b>TAMMARA HALL</b>	<b>AYE</b>
<b>ROBERT P. JANES</b>	<b>AYE</b>
<b>RAY JUDAH</b>	<b>AYE</b>
<b>FRANKLIN B. MANN</b>	<b>AYE</b>



**PART V - OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: \_\_\_\_\_

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

**B. STAFF RESPONSE**

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

- 1. BOARD ACTION:**
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

\_\_\_\_\_

**TAMMARA HALL**

\_\_\_\_\_

**ROBERT P. JANES**

\_\_\_\_\_

**RAY JUDAH**

\_\_\_\_\_

**FRANKLIN B. MANN**

\_\_\_\_\_

**CPA2006-09  
ALVA COMMUNITY PLAN  
BoCC SPONSORED  
AMENDMENT  
TO THE**

---

**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

---

**BoCC Public Hearing Document  
for the  
February 25<sup>th</sup>, 2009 Adoption Hearing**

---

*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8585*

**February 11, 2009**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2006-00009**



Text Amendment



Map Amendment

	<b>This Document Contains the Following Reviews:</b>
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 18, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A. SPONSOR:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**B. APPLICANT**

A LIVING VISION OF ALVA (ALVA, INC.)

**2. REQUEST:**

Amend the Vision Statement and the Future Land use element to add a new Goal, Objectives, and Policies specific to a the Alva community. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Alva Community has been adopted.

**The Board of County Commissioners transmitted to the Department of Community Affairs the language recommended for transmittal by staff and the Local Planning Agency without changes.**

## B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff's comments are written in italics in Part II of this report.

### VISION STATEMENT:

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15; Amended by Ordinance No. 07-12)~~

Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

### The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These

resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been

successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a "Rural Village Mixed Use Overlay, Sub-area 1" and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses

2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback
6. Building height and/or number of floors
7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements
12. Provision for limitations on Floor Area Ratio for Commercial Uses.
13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)
15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

**POLICY 26.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;
2. Design the pedestrian way and bike lanes that cross the Bridge
3. Promote pedestrian and bicycle safety and access,
4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping,
5. Improve connectivity of the local street network,
6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.



7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.
8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.
9. Identify funding sources for all improvements.

**POLICY 26.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. List of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.
9. Pedestrian, parking and streetscape improvements.
10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.
12. Parking ratios that reflect dual use and centralized parking areas.

13. Preservation of unique natural features and vegetation.
14. Provision of a riverfront public plaza and viewing area
15. Limit outdoor vehicle sales.

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

**POLICY 26.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Alva Community Plan has been sponsored as a community service by A Living Vision of Alva (ALVA, Inc.).
- The proposed revised Vision Statement, new Rural Village Future Land Use Category, and a new Goal, Objectives, and Policies specific to the Rural Village are based on a community plan prepared by the Alva community.

### **C. BACKGROUND INFORMATION**

The people of Alva have been functioning as a community since 1866 when settlers began making their homes in the Caloosahatchee River basin. The town of Alva was founded and platted in 1882.

In the early 1990's the Alva Preservation Committee worked with Lee County Planning Staff to prepare an Alva Sector Plan, applicable to the area within the Alva Fire District boundaries, which was intended to protect the community from having rural lands converted to suburban development patterns. The 1992 Alva Sector Plan was not approved but many in the community have continued to work together to address a number of issues important to many area residents.

ALVA Inc. was incorporated in the spring of 2001. Its mission is "to preserve and protect the unique historical, rural, agricultural and equestrian ambiance of Alva". Community members, through ALVA Inc., developed a variety of specific measures that they believed would benefit the people of Alva, including State Route 80 design; increasing park opportunities and facilities; promoting sidewalks and bike paths; as well as spearheading the preparation of the 2002 Alva Community Plan.

Numerous workshops and community meetings were held prior to and during the preparation of the 2002 Alva Community Plan. Several people attending the community workshops noted that they had moved to Alva from high quality but increasingly overcrowded areas in order to live in a scenic and rural environment. Some residents indicated that they wanted Alva to remain the same in terms of density and land use for many years to come, while others wanted to be able to maintain and realize value from their large land holdings into the future so that as change occurs they could retain development rights on their property.

The stated intent of the drafters of the 2002 Alva Community Plan was not to encourage or limit growth in the future, but rather guide how that growth will occur.

The 2002 Alva Community Plan was prepared on behalf of the residents of the Alva area through the local civic organization, ALVA Inc., and was funded by a grant of planning funds from Lee County and by volunteer fund-raising. The Alva Community Plan was originally submitted in September, 2002 to the Lee County Department of Community Development. A revised Vision Statement and a new Goal, Objectives, and Policies were reviewed by staff and sent to the Local Planning Agency in May, 2003. At that meeting it was determined by the Local Planning Agency that the community needed to continue working on their community plan to achieve more consensus on the plan amendment. The amendment did not go to the Board of County Commissioners for transmittal.

Over the past few years ALVA, Inc. has continued to work on their community plan and has submitted a 2006 version of their community plan to the County that includes a revised Vision Statement, a new Goal, Objectives, and Policies, and a new Future Land Use category specific to the historic core of Alva for the County to consider for adoption into the Lee County Comprehensive Plan.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

The proposed publicly-initiated amendment application was received by the County on September 27, 2006. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- County Attorney's Office
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department
- Public Safety

Written comments were received from the County Attorneys Office, Public Safety and the Department of Transportation. The County Attorney's and Public Safety comments are being sent as backup to this report and the Department of Transportation comments are contained in the staff analysis section of this report.

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. The applicants proposed changes to the Alva Vision Statement are shown below in strike through underline. Staff's recommended change to the Vision Statement shown

in bold strike-through. Staff's recommendations for the remainder of this section are shown in strike-through, double-underline.

## VISION STATEMENT:

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15, Amended by Ordinance No. 07-12)~~

*Staff recommends replacing the existing Vision Statement with the Vision statement below that was prepared by Alva residents.*

**1. Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.**

The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

*Staff comments: Staff recommends transmittal of Objective 26.1. That Objective is commendable and is one that has been overlooked in several other community plans.*

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning

to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

*If adopted, the regulations for Rural Village Overlay Zone will be mandatory for all new development located within the Mixed Use Overlay area in the historic core of Alva. Until those development regulations are adopted, all new development must comply with existing zoning or proposed planned development zoning. No new rezoning to a conventional zoning district will be permitted if this amendment is adopted. Existing development will be encouraged to utilize the Rural Village Overlay Zone standards through incentives, but existing development will not be required to comply with the standards.*

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a “Rural Village Mixed Use Overlay, Sub-area 1” and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses
2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback
6. Building height and/or number of floors
7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements



12. Provision for limitations on Floor Area Ratio for Commercial Uses.

13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.

14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)

15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

*Staff Comments: Policy 26.1.2 will require the preparation of development regulations (Rural Village Overlay Zone regulations) that could have potential Bert J. Harris implications with regard to 1) permitted and prohibited uses; 2) limitations on building height and number of floors; 3) transitions between public and private space. Those implications will need to be addressed prior to adoption of the Overlay Zone regulations*

**POLICY 26.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;

2. Design the pedestrian way and bike lanes that cross the Bridge

3. Promote pedestrian and bicycle safety and access.

4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping.

5. Improve connectivity of the local street network.

6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.

7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.

8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.

9. Identify funding sources for all improvements.

*Staff Comments: The Alva community proposes to prepare an improvement plan specific to the historic core of Alva which includes all of the Urban Community Future Land Use category contiguous to the intersection of Broadway and SR 82.*

**POLICY 26.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

*Staff Comments: No comments were received on this proposed policy by the Lee County Parks and Recreation Department and staff has no objection.*

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

*Staff Comment: Staff has no objection to this policy.*

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. List of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.
9. Pedestrian, parking and streetscape improvements.

10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.

11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.

12. Parking ratios that reflect dual use and centralized parking areas.

13. Preservation of unique natural features and vegetation.

14. Provision of a riverfront public plaza and viewing area

15. Limit outdoor vehicle sales.

*Staff Comments: A limitation on currently allowable uses in the Urban Community area of Alva affected by this amendment may have Bert J. Harris implications. This will have to be addressed when the Rural Village overlay regulations are developed.*

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

*Staff Comments: Staff has no objection to this policy.*

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

*Staff comments: A representative from the Alva community can register with the Department of Community Development for such notifications.*

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

*Staff comments: The Alva planning panel does not desire to see strip commercial development occur along SR 80 in the Alva planning community. They would prefer to see commercial development occur in the specific areas listed in the policy.*

**POLICY 26.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

*Staff comments: This policy is intended to limit or prevent the proliferation of car dealerships in the Alva community. Similar language is included in Policy 19.2.5 pertaining to Estero.*

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

*Staff comments: Policy 26.2.3 further clarifies the intent of the Rural Village overlay zone concept described above in Policy 26.1.2.*

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

*Staff Comments: DOT staff have indicated they do not have a problem with this policy, as worded. The scenic designation will in no way preclude the widening of North River Road if it is required in the future due to growth in Lee and Hendry Counties.*

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

*Staff comments: The Department of Transportation comment on this proposed policy is that it seems consistent with the designation on map 3D for SR 80 and CR 78. If the community plan is contemplating the use of gas tax funds and road impact fees beyond the County's already established bicycle/pedestrian program under the guidance of the Bicycle/Pedestrian Advisory Committee (BPAC), the DOT staff objects.*

### **PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: October 22, 2007

#### **A. LOCAL PLANNING AGENCY REVIEW**

Staff explained that the purpose of having this item on the agenda today was to give residents from Alva an opportunity to discuss their community plan and their plan amendment. He noted that a detailed staff report and recommendation will be forthcoming.

An Assistant County Attorney clarified that this was not a transmittal hearing on this proposed community plan. However, the LPA was welcome to offer comments that will be taken into account as this project proceeds forward.

The Chair called for public comment and the representatives from Alva, Inc., The Conservancy of S.W. Florida, the Audubon of Southwest Florida, and two residents of Alva spoke in support of the community plan.

An LPA member applauded the Alva residents for initiating this type of task. She felt there would be no way to protect our rural areas unless plans like this are in place. She had some questions answered regarding the Whiteman Home and existing oxbows.

Due to questions by the Board as to why this item could not be approved today at least in concept, staff explained the outstanding issues being addressed, such as: 1) the Vision Statement including properties that are outside of Alva; 2) instituting a new land use category; 3) commercial intensity within the new proposed land use category; and, 4) self-implementing language that might be objectionable to DCA staff.

An LPA member advised the public of funding available from the County and encouraged them to submit an application to the Board of County Commissioners. The funds are used towards hiring a professional planner to work with the community on implementing the plan. He noted there were areas in the plan where the language was too general in nature and would need to be more specific, especially when dealing with land use on other people's property.

Another LPA member asked if there was some way the LPA could endorse this conceptually and having something on the record that future developments should be consistent with this planning effort even though this plan is not completed yet.

An Assistant County Attorney noted that the Board of County Commissioners have historically recognized communities where community plans are in the process by holding back on approving zoning applications in deference to an upcoming planning effort. She also noted that what is being proposed today cannot have the force of the law until the plan is amended.

DATE OF PUBLIC HEARING: February 25, 2008

**B. LOCAL PLANNING AGENCY REVIEW**

Following a brief presentation of the amendment by staff, the LPA discussed Policy 26.3.1 regarding the scenic highway designation for County Road 78 and determined that designation would be beneficial for the Alva community. The LPA asked staff if additional work needed to be done to fully implement the community plan and staff responded that there was considerable additional work that needed to be done, specifically the development of overlay regulations pertaining to the historic core of Alva.

The meeting was opened for public comment and three members of the Alva Community spoke in favor of transmitting the plan amendment as recommended by staff. There was a lengthy discussion about the merits of the scenic highway designation for County Road 78. Following that discussion both the LPA and the Alva residents in attendance at the LPA meeting agreed that there were merits for that designation and that Policy 26.3.1 should be recommended for transmittal.

A motion was made to transmit the amendment with no additional changes and the LPA voted unanimously to recommend to the BoCC to transmit CPA 2006-00009 as presented by staff.

**C. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION: Recommend that the Board of County Commissioners transmit CPA 2006-00009 as recommended by staff.**
2. **BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA accepted the findings of fact as advanced by staff.**

**D. VOTE:**

NOEL ANDRESS	AYE
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	ABSENT
CARLETON RYFFEL	AYE
RAE ANN WESSEL	AYE
LELAND TAYLOR	AYE

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

**A. BOARD REVIEW:**

Staff told the Board that both the staff and LPA recommendation was to transmit the amendment without any changes.

Several members of the public spoke in favor of the amendment and asked the Board to transmit the amendment as recommended by staff and the LPA.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

Transmit CPA 2006-00009 as recommended by staff and the LPA.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The Board accepted the findings of fact as advanced by staff and the LPA.

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<b>AYE</b>
<b>TAMMARA HALL</b>	<b>AYE</b>
<b>ROBERT P. JANES</b>	<b>AYE</b>
<b>RAY JUDAH</b>	<b>AYE</b>
<b>FRANKLIN B. MANN</b>	<b>AYE</b>

## PART V - OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: January 16, 2009

### A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The DCA ORC Report contained the following objection:

*A proposed amendment to the Vision Plan and Future Land Use Element to revise the Vision Statement, add a new goal, objectives, and policies to establish the Alva Community Plan. The amendment also amends Map 1, page 2 of 6, Special Treatment Areas to identify the area subject to the new goal. The Department raises the following objection to the proposed Amendment 2006-09:*

Objection: *The proposed text amendments refer to the "Rural Village Mixed Use Overlay area of Alva," various subareas, and the Historic Core. However, the proposed adopted portion of the plan amendment does not establish meaningful and predictable guidelines that identify the geographic boundaries of the "Rural Village Mixed Use Overlay area of Alva" and the boundaries of the subareas and Historic Core. The proposed Policy 26.1.2 does not establish meaningful and predictable guidelines and standards to implement the "Rural Village Mixed Use Overlay, Subarea 1," regarding permissible land use types and density/intensity of use in relation to criteria items 1, 2, 6, 12, 14 and 15 of the policy. The proposed Policy 26.1.6 does not establish meaningful and predictable guidelines and standard regarding permissible land use types and density/intensity of use in relation to criteria items 1, 2, 3 and 7 of the policy. The proposed amendment narrative states that the proposed amendment changes Map 1, page 2 of 6, Special Treatment Areas, to show the Alva Community Planning Area. However, the transmittal material does not include a proposed Map 1 showing the proposed amendment.*

*Rules 9J-5.005(6); and 9J-5.006(3 and 4), F.A.C.; and Sections 163.3177(6)(a), F.S.*

Recommendation: *Revise the amendments to establish meaningful and predictable guidelines that identify the geographic boundaries of the "Rural Village Mixed Use Overlay area of Alva" and the boundaries of the subareas and Historic Core. Revise proposed Policy 26.1.2 to establish meaningful and predictable guidelines and standards to implement the "Rural Village Mixed Use Overlay, Subarea 1," regarding permissible land use types and density/intensity of use in relation to criteria items 1, 2, 12, 14 and 15 of the policy. Revise Policy 26.1.6 to establish meaningful and predictable guidelines and standards regarding permissible land use types and density/intensity of use in relation to criteria items 1, 2, 3, and 7 of the policy. Revise the amendment to include Map1, page 2 of 6, Special Treatment Areas, to show the Alva Community Planning Area.*

### B. STAFF RESPONSE

Attached is a map of the Rural Village Mixed Use Overlay area of Alva depicting the Subareas. Also attached are a revised Map 1, page 2 of 6, Special Treatment Areas and draft regulations written by Alva residents to implement the Alva Lee Plan amendment. Those regulations will be reviewed by staff and will be ultimately adopted as an amendment to the County's Land Development regulations, with any changes adopted by the Board of County Commissioners.

**C. STAFF RECOMMENDATION:** Staff believes DCA's objections have been adequately addressed and recommend the Board adopt CPA2006-09 Alva text and map amendment.



**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: February 25, 2009

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

**TAMMARA HALL**

**ROBERT P. JANES**

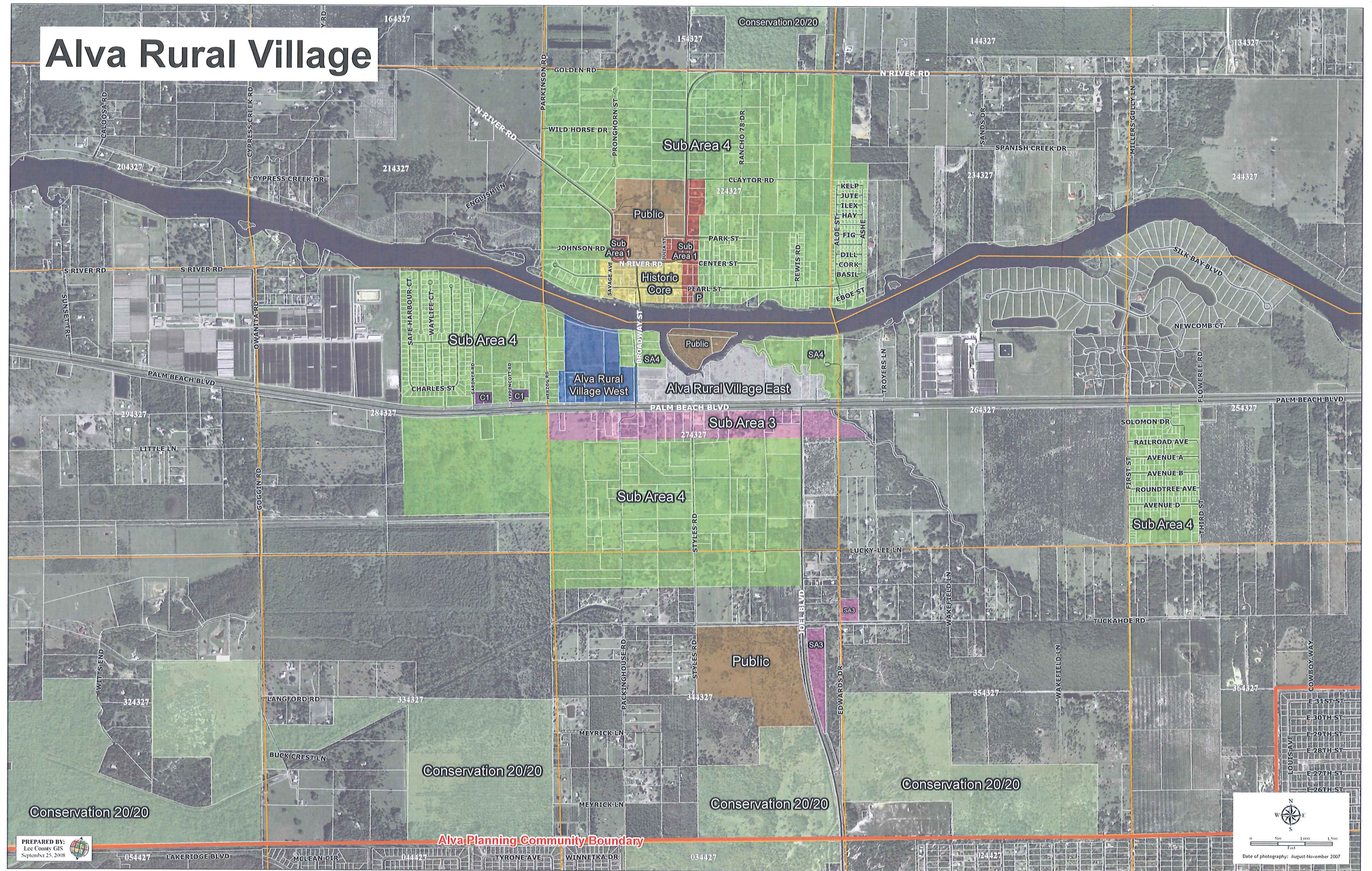
**RAY JUDAH**

**FRANKLIN B. MANN**

_____
_____
_____
_____
_____






# Alva Rural Village

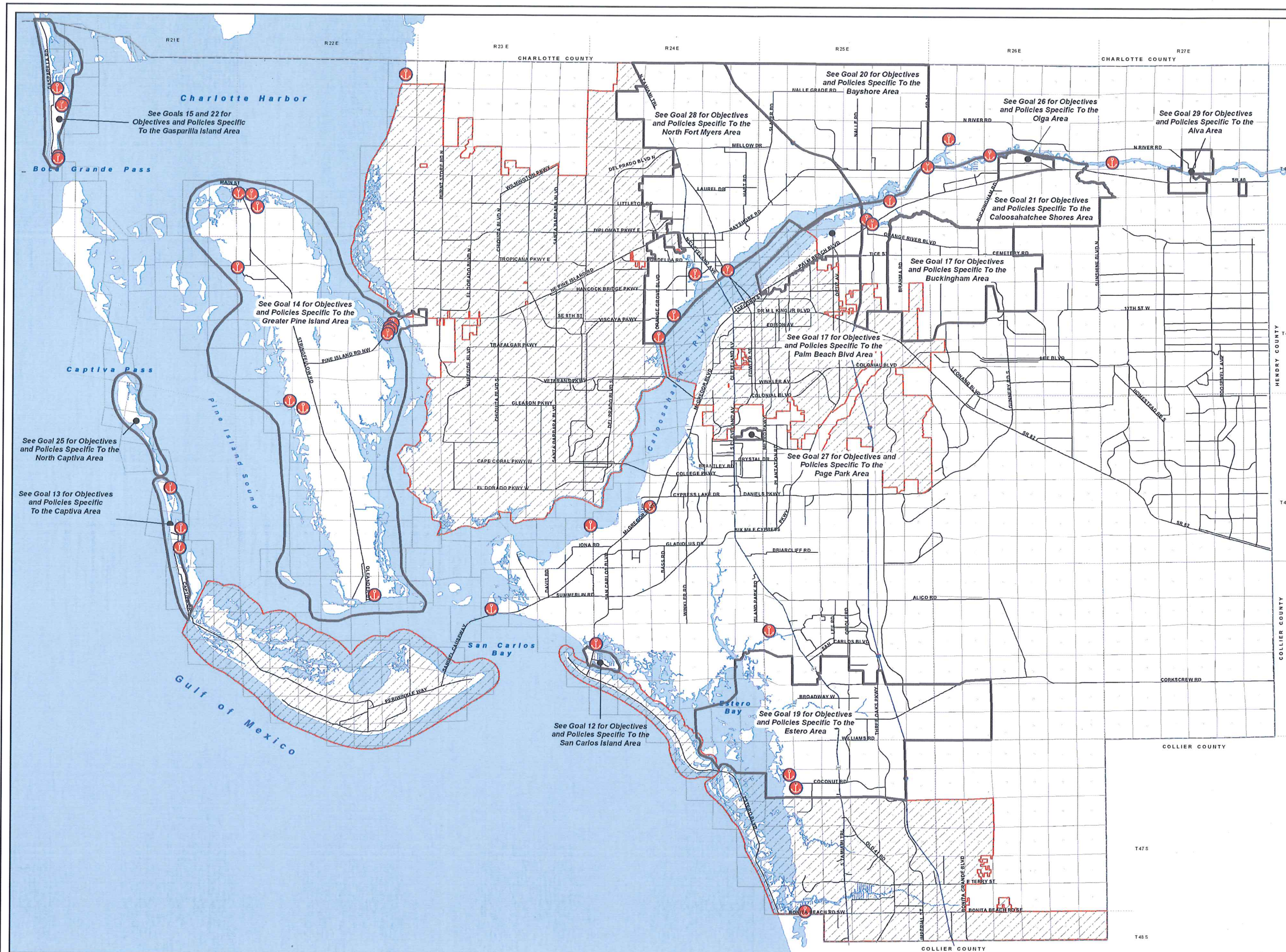




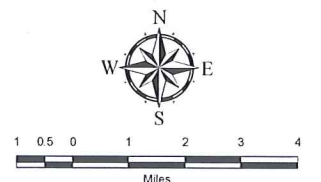
# PROPOSED SPECIAL TREATMENT AREAS MAP

## Legend

-  Water Dependent Overlay
-  Community Planning Areas
-  City Limits



**LEE COUNTY**  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING



Map Generated: January, 2009  
City Limits current to date of map generation

Last Amended: August 13, 2007  
Amended by Ordinance No.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09

**Proposed**  
**Lee Plan Map 1**  
**Page 2 of 6**



## ARTICLE IV. ALVA COMMUNITY RURAL VILLAGE MIXED USE OVERLAY

### DIVISION 1. IN GENERAL

#### Sec. 33-2001. Purpose and intent.

The purpose of the Rural Village Mixed Use Overlay is to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Re-zoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay regulations.

#### Sec. 33-2002. Applicability:

The Rural Village Mixed Use Overlay District regulations shall apply to all residential and non-residentially used or zoned parcels located within the boundaries of the Rural Village Mixed Use Overlay District as indicated in Map 1.

#### Sec. 33-2003. Deviations and Variances.

If an applicant desires to deviate from any architectural, site design, landscaping or signage guidelines an applicant may do so at the time of development. A rendered drawing to scale, showing the design, and clearly demonstrating the nature of the requested deviation must be submitted as part of the development order application. Administrative deviations to a planned development may be allowed subject to a meeting with the Alva, Inc. Committee.

#### Sec. 33-2004. District Boundaries and Descriptions:

(a) *District Boundaries.* The boundaries of the various use districts within the Rural Village Mixed Use Overlay District are defined on Map 1.

(b) *District Descriptions.* Permitted and special review uses shall be as established by the underlying zoning district with the following exception. In the Rural Village Mixed Use Overlay District, a mixed-use project including attached single family residential or multifamily residential in the same building, or as part of the same project, shall be allowed as a permitted use without the requirement of special review. Additional stipulations as to use are defined as follows for each Sub-area:

Formatted: Indent:  
Left: 0.25",  
Numbered + Level:  
1 + Start at: 1 +  
Alignment: Left +  
Aligned at: 2" +  
Tab after: 2.25" +  
Indent at: 2.25",  
Tabs: Not at 2.25"

(1) Historic Core

- (i) The purpose of the Historic Core district is to provide for the preservation of historic resources of Alva Community, and to assure that as development occurs, it will be guided to save the ambience of the existing historic rural village atmosphere and create places of public interest/open space.
- (ii) The centerpiece of the historic core, the Alva Museum and Methodist Church are sought to be augmented in the future by bringing historic homes and buildings next to that area to create an Alva heritage area.
- (iii) It is also the intent to work with the School Board to preserve the historic significance of the Alva Schools.
- (iv) Single Family Residential guidelines will be designated in the future to preserve the historic nature of this district and prohibit buildings that are not in keeping with the surrounding historic core architecture.
- (v) Development in these areas must be equipped with amenities such as seating areas, structures that provide shade, drinking fountains, restrooms and other amenities.
- (vi) Landscaping elements such as plantings, fencing, paving material, signage and street lighting are encouraged to demarcate change in function of a public area and adjacent street, and shall conform to a unified design palette.
- (vii) Where necessary, traffic calming devices must be applied to slow down traffic.
- (viii) All uses of a building must be low intensity service oriented with low customer turnover, mixed use residential, churches, restaurants, bed and breakfasts
- (ix) New developments must continue the intent to have oak lined avenues tight, compact homes and allow pedestrian access to all areas within the district by allowing shared parking and where appropriate off street parking.
- (x) Native vegetation and historic tree ordinances shall be more restrictive in this district.
- (xi) Signage will be more restrictive in this district with no neon signs, lit signs or plastic signs allowed. Only signs constructed from natural materials will be allowed and lighted with minimal wattage.

(2) Neighborhood Commercial/Sub-Area 1

- (i) The purpose of the Neighborhood Commercial district/Sub-Area 1 is to provide an area that provides a transition between the Historic Core and the Moderate Density Residential district/Sub-Area 4, and that augments the uses promoted in the adjacent Public Area.

(ii) Central to the purpose of this designation is to allow for commercial opportunities within this district that will enhance and supplement the after-hours activities for school age children.

(iii) The boat Ramp area shall be enhanced to provide the residents with access to the river and a community gathering place with amenities that will enhance the experience of living in a River Village. Commercial opportunities next the boat ramp will be allowed that supplement the activities there, but do not undermine the residential nature of the neighborhood.

(iv) Development in these areas must be equipped with amenities such as seating areas, structures that provide shade such public gazebos, drinking fountains, restrooms and other amenities.

(v) Landscaping elements such as plantings, fencing, paving material, signage and street lighting are encouraged to demarcate change in function of a public area and adjacent street, and shall conform to a unified design palette.

(vi) Where necessary, traffic calming devices must be applied to slow down traffic.

(vii) All uses of a building must be low intensity service oriented with low customer turnover, mixed use residential, churches, restaurants, ice cream stores, cafes, bookstores, coffee shops, art and antique stores, dance studios, bed and breakfasts

(viii) New developments must continue the intent to have oak-lined avenues, tight, compact homes and allow pedestrian access to all areas within the district by allowing shared parking and where appropriate off street parking is provided.

(ix) Signage will be more restrictive in this district with no neon signs, internally lit signs or plastic signs allowed. Only signs constructed from natural materials will be allowed and lighted with minimal wattage.

### (3) Public Services

(i) The purpose of the Public Services district is to provide for community services and activities (i.e. schools, community center, docks open to the public, etc.). Uses in the Public Services district will be those that augment those provided by the Alva School and the Alva Community Center.

(4) Alva River Village.

(i) The purpose of the Alva River Village East and West will be to serve as the commercial heart of Alva. Additionally the Alva River Village is intended to develop as a Commercial Village with shared parking, tree preservation, and with public open space provided adjacent to the river and integrated into the development.

(ii) The existing oak hammocks and cypress heads are viewed as an essential asset to be preserved, utilizing the inherent beauty of the river. If the hammocks are proposed to be cut down, it will not be possible to utilize the Overlay or develop commercial uses.

(iii) Sidewalks shall be provided throughout, and interlocking pavers provided in keeping with a unified design palette.

(iv) All properties fronting on the river will provide as part of their site design, a walkway along the river. For every 500 feet of river frontage developed, a public plaza shall be integrated into the walkway system, and provided with shade structure, and seating.

(v) The purpose is also to provide an opportunity for high customer turnover retail in compact form along US 80, and mixed uses throughout. In addition to the County's mixed use standards, the following will apply in Alva River Village.

1. At least 75% of ground floor uses of a building are encouraged to be general retail, church, office, restaurant or hotel in nature for 75% of the ground floor area and 75% of the frontage of the building. Residential uses shall be limited to 25% of the total ground floor area and 25% of the frontage of the building.
2. For residential units, the average dwelling unit size shall not be less than 900 sq. ft. per unit, and no unit shall be less than 750 sq. ft.
3. All commercial uses adjacent to the river shall include strolling sidewalks along the river and/or public viewing areas with pedestrian orientation and linkage.
4. Linkages to trail systems shall be provided by sidewalk connections.
5. A public plaza space of at least 1000 s.f. shall be provided for each ¼ mile of river frontage developed.
6. Native vegetation buffer shall be kept or planted along the rivers edge of at least 10'-0" minimum in order to reduce the erosion along the river.
7. Sea walls are strongly discouraged; rip-rap is the preferred means of wave action management.

8. In the Alva River District (A.R.D.) and especially in the Western A.R.D. the community requires that the developer plan for the eventual inclusion of a restaurant with a large outdoor seating area next to the river. This should be of appropriate size to justify its location along the river. If no restaurant is included the area will be reserved until such time as it is economically feasible. .

(5) Highway Commercial/Sub-area 3

- (i) The boundary of Highway Commercial/Sub-area 3 is further defined as the area within the Urban Service Area, with the western boundary of the Urban Service Area serving as the western boundary of the Highway Commercial/Sub-Area 3, extending 500 feet south from the south right-of-way line of US 80, and terminating on the east at the high water mark of Bedman Creek.
- (ii) The purpose of Highway Commercial/Sub-area 3 is to provide an area for a variety of service businesses. To a lesser extent it is to allow for moderately intensive retail and fast food establishments that do not have drive-through windows. These businesses are sought to be automotive oriented in nature that takes advantage of the SR 80 frontage in accordance with the access management plan, as adopted by the Lee County Highway Department and Florida Department of Transportation (FDOT).
- (iii) All ground floor uses of a building must be low intensity general retail, restaurant or hotel in nature for 100% of the ground floor area and 100% of the frontage of the building (with the exception of upper floor access ways, i.e. Stairs).
- (iv) Multi-family dwellings above the ground floor shall be permitted by right (i.e. without conditional use permit or special exception), subject to the following:
  1. The average dwelling unit size shall not be less than 900 sq. ft. per unit, and no unit shall be less than 750 sq. ft.
  2. To the rear of commercial, multi-family is permitted in existing Urban Core.

(6) Moderate Density Residential/Sub-area 4.

- (i) Because of continuing urbanization, this area will come under pressure for increased residential density, and the Alva community is committed to dealing with it directly.
- (ii) The purpose of Sub-area 4 is to serve as a location for residential development at a density that makes it possible to provide attainable housing to serve the needs of the Alva Planning Community.



**Sec. 33-2005. Permitted and Prohibited Uses**

(a) The basic uses that are permitted and prohibited in each of the individual districts are those in the underlying zoning. In addition any uses indicated in Table 1, as Allowed are expressly permitted, and those that are indicated as Prohibited, are expressly prohibited anywhere within the specified district.

**Sec. 33-2006. Building Setbacks**

(a) Historic Core and Neighborhood Commercial/Sub-Area 1 development permit zero building setbacks between two commercial businesses.

(b) Alva River Village, Highway Commercial/Sub-areas 3, Public Service and Moderate Density Residential/Sub-Area 4 are as required elsewhere in the Land Development Code of Lee County.

**Sec. 33-2007. Building Heights**

(a) The maximum height for a non-mixed use proposal in any district shall be 45 feet above the FEMA base flood elevation unless otherwise specified herein.

(b) For vertically mixed use buildings the following height limitations shall apply.

(1) Historic Core, Neighborhood Commercial/Sub-Area 1 and Moderate Density Residential/Sub-Area 4 districts building height shall be 28 feet above FEMA base flood elevation.

(2) In the Alva River Village and Highway Commercial/Sub-area 3, Public Service, and Moderate Density Residential/Sub-Area 4 building height shall be no more than three (3) stories and in no case, more than 45 feet above FEMA base flood elevation.

**Sec. 33-2008. Non-Conformities**

(a) In an effort to keep existing properties viable prior to redevelopment and therefore in conformance with the regulations of this section, nonconformities in the Rural Village Mixed Use Overlay District shall be subject to the following:

(1) For a nonconforming building with multiple tenants, changes in tenants may occur without requiring the property to be brought into conformance with the standards of the Rural Village Mixed Use Overlay District as long as the uses are in compliance with the base zoning district regulations.

(2) Exterior modifications and improvements may be made to nonconforming buildings as long as:

- (i) The footprint of the existing building is not extended, expanded, or enlarged, except the front of the building may be brought within 15 feet of the right-of-way; or
- (ii) The improvements conform to all applicable requirements of the Rural Village Mixed Use Overlay District architectural guidelines; or
- (iii) The expansion does not increase any parking deficiency.

#### **Sec. 33-2009. Review Procedures**

(a) Developments within the Rural Village Mixed Use Overlay district shall be processed and reviewed in the same manner as required normally by existing provisions of the Lee County Development Code. Provision of the Rural Village Mixed Use Overlay district are intended only as supplemental provisions for permitted uses, dimensional and architectural standards and requirements for public facilities. The development application process would include whatever information is needed on development submittals to establish compliance with the standards in this Chapter.

#### **Sec. 33-2010. Architectural and Site Improvement Standards**

(a) The following standards shall apply to any building renovation or new construction within the Rural Village Mixed Use Overlay District. The standards allow flexibility in how the standard is applied if it is demonstrated that the proposed alternative compliance meets the intent of the standard:

- (1) Existing building features, window and door openings, porches, entrances, porte cocheres, etc. shall be retained, enhanced or replaced.
- (2) Architectural styles of buildings will reflect Alva aesthetics such as: Florida Cracker, Victorian, Arts and Crafts and Ranch styles
- (3) Mediterranean, French Provincial and Modern architecture are not permitted in the Historic Core, Neighborhood Commercial/Sub-Area 1, Alva River Village and Highway Commercial/Sub-area 3 districts.
- (4) Themed restaurants are prohibited from using their standard signage and architectural facades. The exterior of the buildings (façade) and signage shall conform with the Alva Architectural façade standards.
- (5) New buildings shall mitigate the impacts of the Florida tropical environment with the requirement that porches and overhangs be incorporated on a minimum of 50 percent of the ground floor commercial uses.

- (6) The retention and addition of building detailing or ornamental trim is encouraged. Long, blank walls that lack visual interest along street frontages shall not be allowed. The addition or enhancement of balconies, terraces, awnings, windows, covered walkways, porticos and/or arcades, raised cornice parapets over entries and other elements are required as set forth in the future Alva Architectural façade standards.
- (7) Changes in roof lines, including the use of stepped cornice parapets, a combination of flat and sloped roofs, or pitched roofs are encouraged. In creating new architectural features, shallow, false façade elements are discouraged and full gable roofs or parapets with traditional cornice elements are encouraged.
- (8) Any cloth awnings and canopies shall be constructed of high quality, durable, fade resistant, and fire retardant materials.
- (9) Rooftop building equipment shall be screened from view from the street front with parapets or other design features that are integrated with the facade.
- (10) The use of high-quality, durable materials is encouraged. Recommended materials include brick, stone, and decorative, integrally textured and colored masonry block.
- (11) Color schemes shall use muted, earth tones as the primary color scheme, with very bright colors or tones limited to use as accent elements.

#### **Sec. 33-2011. Parking Standards**

- (a) *Consolidation of Parking.* In the Historic Core, Neighborhood Commercial/Sub-Area 1, Public Service, and Highway Commercial/Sub-area 3 districts, consolidated parking is encouraged, which takes advantage of hours of occupation of various uses.
- (b) *Off-Street Parking Requirements.* Any new off-street parking area shall not exceed 110% of parking requirements, and shared parking is encouraged.
- (c) *On-Street Parking.* For non-residential uses, on-street parking is permitted in the Historic Core and Neighborhood Commercial/Sub-areas 1, and Alva River Village
- (d) *Residential Parking Requirements.* For residential units in a mixed-use project, the parking requirement shall be one (1) space per efficiency unit, one and one-half (1.5) spaces per one bedroom or, two (2) spaces per two or more bedroom units, plus one (1) space per four (4) units for guest parking. On-street parking spaces on streets near or adjacent to the site may be counted toward meeting parking requirements. Also, a driveway tandem space in front of a garage unit may also be counted toward meeting parking requirements.

**Sec. 33-2012. Sign Criteria**

(a) The Rural Village Mixed use Overlay District requires an allowance for multiple signs for different users within a single building. In such instances a building sign package shall be provided for approval by the Planning and Zoning Commission and consist of building identification signs and attached signs for individual tenants. Said package shall include:

- (1) A site plan and elevations of the entire building and property.
- (2) Locations, details and sizes of the building identification sign(s).
- (3) Locations, sizes, and photo-simulations of all potential and/or proposed attached signs for individual tenants.

(b) The limited setbacks and pedestrian oriented nature of the Rural Mixed Use Overlay District eliminates the need for permanent freestanding business signs. In the overlay, signs shall be placed on or attached to buildings.

(c) Directional signage and projecting signs over the public right-of-way or public open space for a permitted or conditional use are allowed provided that they are approved by the Planning and Zoning Commission as part of the building sign package on finding that the sign placement will not compromise public health, safety or welfare.

(d) All proposed signage within the Rural Village Mixed Use Overlay District shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the Downtown district and the purposes of architectural and urban design elements.

(e) Business Signage-reserved.

(f) Residential Signage - reserved.

(g) Off Premise Signs- reserved.

**Sec. 33-2013. Pedestrian/ Bicycle Linkages**

(a) The Vision for the Historic Core relies on creating an atmosphere inviting to pedestrians and bicyclists. Development proposals that coordinate improvements with the concept of linking all areas of the Rural Village Mixed Use Overlay District with multi-modal trails are required. . No businesses or developments will be allowed to discontinue a pathway or sidewalk and shall make all attempts necessary to link them.

**Sec. 33-2014. Dark Sky Standards**

(a) Outdoor lighting shall be provided in conformance with the International Dark Sky Association Outdoor Lighting Code Handbook and all local codes.

**Sec. 33-2015. Landscape Standards**

(a) Entry to commercial developments will reflect rural nature of Alva and be of appropriate scale and design.

(b) No landscape berms will be over three (3) feet iii height.

(c) Monument signs for the development will be in a style that reflects the rural nature of Alva, be of minimum size, and not over lighted.

(d) Native, low-water use vegetation will be used to the greatest extent possible for all landscaping

(e) Vegetation

(1) All proposed commercial developments shall engage a professional arborist to conduct a tree survey that documents all Heritage trees, frees of distinction and trees designated as large enough to be on the tree survey. All such trees should be preserved to the extent possible.

(2) Heritage tree preservation will be mandatory for all new commercial developments. The possible removal of Heritage frees shall be reviewed by the appropriate Lee County agencies and Alva Inc.

(3) Vegetation and trees removed during construction of development shall not be burned on site but rather be used as mulch on the site. Removed vegetation shall be replaced with native plantings.

d) Restrict tree planting under utility lines (underground utilities preferred

**Sec. 33-2016. Noise Ordinance – (Reserved)**

## **Standards of Development within the Alva Community Planning Area**

December 8, 2007- Correct Copy

OBJECTIVE 22.4: To provide Standards of Development within the Alva Community Planning Area that will maintain the Rural Character of the community. These Standards give clear direction to and seek confirmation from developers as to how the developers will maintain or enhance that Rural Character.

POLICY 22.4.1 The County will continue to implement the Lee County Future Land Use Map and Plan upon the adoption of this Community Plan.

POLICY 22.4.2 The County will base its recommendation for approval of development proposals on the extent to which such proposals adhere to the following Standards.

### **A. Density/Carrying Capacity**

- 1) The proposed development will utilize the existing density, or less, allowed for the subject parcel by the Lee County Future Land Use Map and Plan.
- 2) If required by the County, the developer will submit a traffic study, conducted and sealed by a qualified transportation engineer, to the County for approval, and will provide a copy to Alva for their recommendation.
- 3) A Water Use Assessment will be conducted and the report presented to the County for approval, and to Alva Inc. for their recommendation. The assessment will include:
  - a) Existing consumptive use patterns including human, plant and animal needs
  - b) Amount of water currently being drawn from area aquifers
  - c) Projected consumptive use for the proposed development including human, plant and animal needs
  - d) Impacts to the quantity and quality of water currently available for continued human, plant and animal needs
- 4) All developments over 20 acres will be designed using the Florida Green Building Coalition (FGBC) "Green Development Standard."
- 5) Developments less than 20 acres will use the principals of "Conservation Communities," where homes are clustered and balance of land is left in a natural state for the conservation of nature.
- 6) All new homes and commercial buildings in the proposed development will meet FGBC certified "Green Homes" requirements.
- 7) All developments will include a minimum of 5% affordable housing
- 8) Building height restrictions per the Lee County codes shall be adhered to in order to reflect the rural nature of Alva. (35 feet except 45 feet in urban areas)**
- 9) Parking spaces will not exceed the minimum paved parking requirements of Lee County. Grass parking are encouraged.
- 10) Developments will establish a connected street pattern with a minimum of cul-de-sacs.
- 11) All developments will provide pedestrian links and bike paths along the designated Lee County Bikeways and Pedestrian Path Master Plan. Bikeways and pedestrian paths within the development will link the interior to the local and regional paths to promote pedestrian connectivity.
- 2) All developments that design a marina into their projects shall conform to the

State of Florida "Clean Marina" standards.

13) Golf courses included in the development will be open to the public.

14) Easements around community lakes and pond will provide pedestrian walkways within the

development.

15) Developments of 20 acres or more will create neighborhood parks and natural areas.

16) Alva encourages developers to implement transfer of development rights or the Rural Land Stewardship Program to preserve more open, rural space.

#### B. Natural Systems

1) Developers will map the area outside of the proposed project to minimize the effect development will have on the natural systems surrounding it.

#### **2) Wildlife:**

To insure that native animals have places to live and will be able to travel through new developments, developers will provide

a) Setbacks .Increase setbacks required by code around natural water bodies, cypress heads, and wetlands by an additional 10 feet. At the back of platted lots provide a natural buffer by preserving natural vegetation or enhancing natural vegetation with native plantings.

b) Wildlife corridors .Maintain uninterrupted wildlife corridors with adjacent lands.

#### **3) Water flow-ways and water conservation**

a) Examine and document existing and historical flow-ways that pass through the development.

b) Protect existing flow-ways and flood plains and reestablish historic flow- ways and flood plains through the development.

c) Protect natural hydrology and clean surface water.

d) Any golf courses will meet the most stringent Audubon International standard for water conservation.

e) Native, low-water use vegetation will be used to the greatest extent possible for all landscaping.

#### **4) Vegetation**

a) All proposed developments shall engage a professional arborist to conduct a tree survey that documents all Heritage trees, frees of distinction and trees designated as large enough to be on the tree survey. All such trees should be preserved to the extent possible.

b) Heritage tree preservation will be mandatory for all new developments. The possible removal of Heritage frees shall be reviewed by the appropriate Lee County agencies and Alva Inc.

c) Vegetation and trees removed during construction of development shall not be burned on site but rather be used as mulch on the site. Removed vegetation shall be replaced with native plantings.

d) Restrict tree planting under utility lines (underground utilities preferred

e) Homeowner's Association will have a tree ordinance put into their covenants.

f) Homeowner's Association covenants shall restrict fertilizers to low phosphorus levels.

#### C. Aesthetics

1, Developments shall be designed to preserve Alva history by reflecting in some manner the previous use of the land when land is converted from agriculture and open areas to more intense development.

a) Groves .Preserve and maintain a segment of citrus grove

b) Ranches .Keep a segment of the project in pasture land; establish equine communities with common riding areas.

2. Architectural styles of buildings will reflect Alva aesthetics: Florida Cracker, Victorian. Arts and Crafts, Ranch; restrict use of Mediterranean; front porches are encouraged.

3. Entry to developments will reflect rural nature of Alva and be of appropriate scale and design.

4. Decorative fountains and waterfalls will not be used as entrance features or accents in projects.

5. No wall or gate shall be visible at roadway.

6. Any fencing along roadway will reflect the rural nature of Alva by using hurricane-resistant, "three-board horse fencing" or similar structure.

7. No landscape berms will be over three (3) feet in height.

9. Monument signs for the development will be in a style that reflects the rural nature of Alva, be of minimum size, and not over lighted.

10. All developments are encouraged to use the minimum amount of exterior lighting as required by code

to avoid light pollution and keep the rural atmosphere of Alva. Refer to International Dark-Sky Association:

[www.darksky.org/ida/ida2/index.html](http://www.darksky.org/ida/ida2/index.html). This light ordinance shall be written into the Homeowner's Association covenants.

ii. County Road 78 (North River Road): the historic ambiance of this road will be protected by limiting signage, preserving its large roadside oak trees, native roadside vegetation, and keeping its two-lane status.



**CPA2006-09**  
**ALVA COMMUNITY PLAN**  
**BoCC SPONSORED**  
**AMENDMENT**  
**TO THE**

---

LEE COUNTY COMPREHENSIVE PLAN

---

**THE LEE PLAN**

---

BoCC Adoption Document

---

*Lee County Planning Division*  
*1500 Monroe Street*  
*P.O. Box 398*  
*Fort Myers, FL 33902-0398*  
*(239) 533-8585*

**February 25, 2009**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2006-00009**



**Text Amendment**



**Map Amendment**

	<b>This Document Contains the Following Reviews:</b>
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 18, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A. SPONSOR:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**B. APPLICANT**

A LIVING VISION OF ALVA (ALVA, INC.)

**2. REQUEST:**

Amend the Vision Statement and the Future Land use element to add a new Goal, Objectives, and Policies specific to a the Alva community. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Alva Community has been adopted.

**The Board of County Commissioners transmitted to the Department of Community Affairs the language recommended for transmittal by staff and the Local Planning Agency without changes.**

## B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

**1. RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff's comments are written in italics in Part II of this report.

### VISION STATEMENT:

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15; Amended by Ordinance No. 07-12)~~

Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

### The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These

resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been

successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a "Rural Village Mixed Use Overlay, Sub-area 1" and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses

2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback
6. Building height and/or number of floors
7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements
12. Provision for limitations on Floor Area Ratio for Commercial Uses.
13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)
15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

**POLICY 26.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;
2. Design the pedestrian way and bike lanes that cross the Bridge
3. Promote pedestrian and bicycle safety and access,
4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping,
5. Improve connectivity of the local street network,
6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.

7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.

8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.

9. Identify funding sources for all improvements.

**POLICY 26.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.

2. List of civic uses that should be considered for inclusion in the Village Center.

3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).

4. Architectural standards for buildings.

5. Sign criteria.

6. Building setback.

7. Building height and/or number of floors.

8. Site design standards that bring buildings close to the street with parking behind or mid-block.

9. Pedestrian, parking and streetscape improvements.

10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.

11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.

12. Parking ratios that reflect dual use and centralized parking areas.

13. Preservation of unique natural features and vegetation.
14. Provision of a riverfront public plaza and viewing area
15. Limit outdoor vehicle sales.

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

**POLICY 26.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.



## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Alva Community Plan has been sponsored as a community service by A Living Vision of Alva (ALVA, Inc.).
- The proposed revised Vision Statement, new Rural Village Future Land Use Category, and a new Goal, Objectives, and Policies specific to the Rural Village are based on a community plan prepared by the Alva community.

### **C. BACKGROUND INFORMATION**

The people of Alva have been functioning as a community since 1866 when settlers began making their homes in the Caloosahatchee River basin. The town of Alva was founded and platted in 1882.

In the early 1990's the Alva Preservation Committee worked with Lee County Planning Staff to prepare an Alva Sector Plan, applicable to the area within the Alva Fire District boundaries, which was intended to protect the community from having rural lands converted to suburban development patterns. The 1992 Alva Sector Plan was not approved but many in the community have continued to work together to address a number of issues important to many area residents.

ALVA Inc. was incorporated in the spring of 2001. Its mission is "to preserve and protect the unique historical, rural, agricultural and equestrian ambiance of Alva". Community members, through ALVA Inc., developed a variety of specific measures that they believed would benefit the people of Alva, including State Route 80 design; increasing park opportunities and facilities; promoting sidewalks and bike paths; as well as spearheading the preparation of the 2002 Alva Community Plan.

Numerous workshops and community meetings were held prior to and during the preparation of the 2002 Alva Community Plan. Several people attending the community workshops noted that they had moved to Alva from high quality but increasingly overcrowded areas in order to live in a scenic and rural environment. Some residents indicated that they wanted Alva to remain the same in terms of density and land use for many years to come, while others wanted to be able to maintain and realize value from their large land holdings into the future so that as change occurs they could retain development rights on their property.

The stated intent of the drafters of the 2002 Alva Community Plan was not to encourage or limit growth in the future, but rather guide how that growth will occur.

The 2002 Alva Community Plan was prepared on behalf of the residents of the Alva area through the local civic organization, ALVA Inc., and was funded by a grant of planning funds from Lee County and by volunteer fund-raising. The Alva Community Plan was originally submitted in September, 2002 to the Lee County Department of Community Development. A revised Vision Statement and a new Goal, Objectives, and Policies were reviewed by staff and sent to the Local Planning Agency in May, 2003. At that meeting it was determined by the Local Planning Agency that the community needed to continue working on their community plan to achieve more consensus on the plan amendment. The amendment did not go to the Board of County Commissioners for transmittal.

Over the past few years ALVA, Inc. has continued to work on their community plan and has submitted a 2006 version of their community plan to the County that includes a revised Vision Statement, a new Goal, Objectives, and Policies, and a new Future Land Use category specific to the historic core of Alva for the County to consider for adoption into the Lee County Comprehensive Plan.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

The proposed publicly-initiated amendment application was received by the County on September 27, 2006. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- County Attorney's Office
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department
- Public Safety

Written comments were received from the County Attorneys Office, Public Safety and the Department of Transportation. The County Attorney's and Public Safety comments are being sent as backup to this report and the Department of Transportation comments are contained in the staff analysis section of this report.

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. The applicants proposed changes to the Alva Vision Statement are shown below in strike through underline. Staff's recommended change to the Vision Statement shown

in bold strike-through. Staff's recommendations for the remainder of this section are shown in strike-through, double-underline.

## VISION STATEMENT:

~~Alva - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.~~

~~While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to continue to grow through the life of this plan. Commercial activity is expected to continue to increase to the year 2030. The Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.~~

~~There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15, Amended by Ordinance No. 07-12)~~

*Staff recommends replacing the existing Vision Statement with the Vision statement below that was prepared by Alva residents.*

**1. Alva - The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.**

The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf through acres of land devoted to citrus, cattle, farming, flower farms, and conservation areas. These resources, which characterize the Alva area, remain its primary assets. The historic character of the river town, which was originally a center of trade and transport, has been protected and revitalized, strengthening its function as a center of social interaction and civic, educational, and recreational activity.

Central Alva, originally platted in the late 1800's, has retained and enhanced its historic character. The design of new and renovated structures draws from 1890's Southern Victorian architecture. Infill development in the historic core produces a compatible mix of residential, professional office, small shops or cafes, and bed and breakfast lodging.

Streets remain narrow with a dense tree canopy. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made walking or biking pleasant and safe. Through-traffic on North River Road, which passes through the heart of the historic core, has been "calmed" and no longer threatens the safety and pedestrian ambiance of the area.

Riverfront pedestrian access to the Caloosahatchee River and additional dock space and children's facilities at the boat ramp area provide expanded opportunities for visitors to arrive by boat, for pedestrians to stroll along the riverfront, and for families to enjoy the recreational opportunities afforded by the River.

The bridge creates a sense of arrival into the community and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, and continuing south to Greenbriar Preserve and Lehigh's future linear park system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in central Alva. The community park system has been expanded and new recreation areas have been developed to accommodate the active recreation needs of both children and adults.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around the area of the signalized intersection rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine community serving commercial uses with mixed uses (residential above commercial). Site design features internal service roads with buildings framing the public streets and maximizing the views and pedestrian access to the River.

The newly four-laned State Road 80 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial areas.

As pressure to convert the surrounding rural lands into residential subdivisions has increased, Alva has managed to preserve large areas of land in agricultural use or in its natural state through several successful programs.

Linking the large rural area together are North River Road (County Road 78) and the Caloosahatchee River. North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents enjoying the countryside. The long-standing prohibition against through truck traffic has been successfully enforced; signage is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway are minimized.

As it has historically, the Caloosahatchee River provides transportation, food, recreation and a source of water. The citizens of Alva have joined with various volunteer organizations and public agencies to resolve the problems of water quality degradation and loss of habitat. The function, health, and beauty of the oxbows, or bends in the river that have remained after dredging projects (which began with the 1930s creation of the Cross State Ship Channel), have been gradually restored in response to the conditions unique to each. Maintenance and monitoring of their continuing viability provide an ongoing opportunity for education and scientific study.

Many opportunities exist to enjoy the river by boat, canoe, or kayak from viewing areas, or in the regional parks. Dedicated volunteers continue to work towards a vision for the future of the Caloosahatchee River, which balances human needs while protecting and promoting the resources and natural beauty of the whole system for future generations.

By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 26:** To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.

**OBJECTIVE 26.1:** Establish the appropriate regulatory and incentive framework and identify funding mechanisms to implement the Community's vision for the Rural Village Mixed Use Overlay area of Alva as stated in the Alva Community Plan.

*Staff comments: Staff recommends transmittal of Objective 26.1. That Objective is commendable and is one that has been overlooked in several other community plans.*

**POLICY 26.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay is intended to recognize and provide for the unique requirements of the Rural Village Mixed Use Overlay area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to regulations of the Mixed Use Overlay, once adopted. Rezoning

to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations.

*If adopted, the regulations for Rural Village Overlay Zone will be mandatory for all new development located within the Mixed Use Overlay area in the historic core of Alva. Until those development regulations are adopted, all new development must comply with existing zoning or proposed planned development zoning. No new rezoning to a conventional zoning district will be permitted if this amendment is adopted. Existing development will be encouraged to utilize the Rural Village Overlay Zone standards through incentives, but existing development will not be required to comply with the standards.*

**POLICY 26.1.2:** The Alva Community will prepare use, design, site location, and development standards for commercial and mixed-use development in the Historic Core and surrounding close-in neighborhoods to be incorporated as standards into a “Rural Village Mixed Use Overlay, Sub-area 1” and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. Permitted and prohibited uses
2. Site location standards for commercial uses
3. Architectural standards for buildings (other than single family homes)
4. Sign criteria
5. Building setback
6. Building height and/or number of floors
7. Site design standards that bring buildings close to the street with parking behind
8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas
9. On-site landscaping and screening standards that contribute to an overall streetscape concept
10. Variation of paving materials as alternative to impervious surfaces (shell, pavers)
11. Pedestrian, parking and streetscape improvements

12. Provision for limitations on Floor Area Ratio for Commercial Uses.

13. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.

14. Provision for density or height bonus for mixed use (commercial on the ground floor with residential above)

15. Criteria that will allow for development of granny flats in the surrounding close-in residential areas.

*Staff Comments: Policy 26.1.2 will require the preparation of development regulations (Rural Village Overlay Zone regulations) that could have potential Bert J. Harris implications with regard to 1) permitted and prohibited uses; 2) limitations on building height and number of floors; 3) transitions between public and private space. Those implications will need to be addressed prior to adoption of the Overlay Zone regulations*

**POLICY 26.1.3:** The Alva Community will prepare an improvement plan for the Historic Core, which will:

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized methods of personal transportation;

2. Design the pedestrian way and bike lanes that cross the Bridge

3. Promote pedestrian and bicycle safety and access.

4. Centralize/consolidate parking areas from which people can park once and easily walk to community facilities and shopping.

5. Improve connectivity of the local street network.

6. Provide for an inviting pedestrian oriented streetscape (walkways, lighting, benches, appropriate landscape, and underground utilities) and buffers where appropriate.

7. Provide for the continuation of the key elements of the streetscape (such as lighting, landscaping, street furniture) at the foot of the bridge on each side of the River and on the Bridge as appropriate.

8. Determine feasible methods to fund Streetscape/Parking/Pedestrian improvements from new and infill development as it occurs.

9. Identify funding sources for all improvements.

*Staff Comments: The Alva community proposes to prepare an improvement plan specific to the historic core of Alva which includes all of the Urban Community Future Land Use category contiguous to the intersection of Broadway and SR 82.*

**POLICY 26.1.4:** The Alva Community will work with the Lee County Parks and Recreation Department to explore the feasibility and potential funding for planning and implementing an expansion of the existing boat launch area and facilities.

*Staff Comments: No comments were received on this proposed policy by the Lee County Parks and Recreation Department and staff has no objection.*

**POLICY 26.1.5:** The County will update its historic sites survey of Alva as needed.

*Staff Comment: Staff has no objection to this policy.*

**POLICY 26.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) to be incorporated into a master plan concept and as standards into a “Rural Village Mixed Use Overlay, Sub-area 2” and “Rural Village Mixed Use Overlay, Sub-area 3” (See Figure 2, page 15) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. List of uses that should be permitted and encouraged as a part of a Village Center and those that are prohibited and/or discouraged as incompatible with the Rural Village Mixed Use Overlay area character and particularly in relation to Sub-area 3, consider the appropriateness of uses that could be proposed to serve the travelers market.
2. List of civic uses that should be considered for inclusion in the Village Center.
3. Maximum size of building footprint (for example, not to exceed 20,000 sf for a single user building).
4. Architectural standards for buildings.
5. Sign criteria.
6. Building setback.
7. Building height and/or number of floors.
8. Site design standards that bring buildings close to the street with parking behind or mid-block.
9. Pedestrian, parking and streetscape improvements.



10. Provision for pedestrian accessibility to commercial uses from side streets as well as main streets and for transitions between public and private space.
11. Maximums for block perimeters, space between pedestrian access points, spacing between storefront doors etc. to promote walkability.
12. Parking ratios that reflect dual use and centralized parking areas.
13. Preservation of unique natural features and vegetation.
14. Provision of a riverfront public plaza and viewing area
15. Limit outdoor vehicle sales.

*Staff Comments: A limitation on currently allowable uses in the Urban Community area of Alva affected by this amendment may have Bert J. Harris implications. This will have to be addressed when the Rural Village overlay regulations are developed.*

**POLICY 26.1.7:** Upon completion and adoption of the Rural Village Mixed Use Overlay area, the County will amend the Lee Plan 2030 Land Use Allocations of commercial acreage to the Alva Planning area by amending Table 1(b) of the Lee Plan to reflect the precise number of acres needed to implement the Village Center(s) and provide for infill development in the Historic Core.

*Staff Comments: Staff has no objection to this policy.*

**POLICY 26.1.8:** As a courtesy, the County will notify ALVA, Inc. about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling the Alva community to participate in and pursue the applicability of the Guiding Statements for the Alva Community Character.

*Staff comments: A representative from the Alva community can register with the Department of Community Development for such notifications.*

**OBJECTIVE 26.2:** Provide for appropriately located and well-planned commercial development to serve the needs of the Rural Village Mixed Use Overlay area of Alva consistent with the Vision stated in the Alva Community Plan.

**POLICY 26.2.1:** In order to prevent strip development along SR 80, the majority of acreage available for commercial development should be granted within the Rural Village Mixed Use Overlay area boundaries, especially sub areas 2 and 3 or on Joel Boulevard adjacent to sub area 3.

*Staff comments: The Alva planning panel does not desire to see strip commercial development occur along SR 80 in the Alva planning community. They would prefer to see commercial development occur in the specific areas listed in the policy.*

**POLICY 26.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

*Staff comments: This policy is intended to limit or prevent the proliferation of car dealerships in the Alva community. Similar language is included in Policy 19.2.5 pertaining to Estero.*

**POLICY 26.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

*Staff comments: Policy 26.2.3 further clarifies the intent of the Rural Village overlay zone concept described above in Policy 26.1.2.*

**OBJECTIVE 26.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 26.3.1:** The County will designate County Road 78 (North River Road) from Highway 31 to the Hendry County line a County Scenic Highway in accordance with Lee Plan Policy 2.9.1 and will assist the Community's efforts to obtain a Florida Scenic Highways designation for the roadway. This policy does not preclude the County from future widening of North River Road if needed to address growth needs.

*Staff Comments: DOT staff have indicated they do not have a problem with this policy, as worded. The scenic designation will in no way preclude the widening of North River Road if it is required in the future due to growth in Lee and Hendry Counties.*

**POLICY 26.3.2:** The County will make every effort to implement the system of bike paths linking the conservation and recreation areas (as shown conceptually in Figure 3, page 16 of the Alva Community Plan) by providing additional paving outside of the stripe for the travel lane and widening shoulders, based on a route and phasing plan to be developed in a cooperative effort between County staff and Alva Community representatives.

*Staff comments: The Department of Transportation comment on this proposed policy is that it seems consistent with the designation on map 3D for SR 80 and CR 78. If the community plan is contemplating the use of gas tax funds and road impact fees beyond the County's already established bicycle/pedestrian program under the guidance of the Bicycle/Pedestrian Advisory Committee (BPAC), the DOT staff objects.*

### **PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: October 22, 2007

#### **A. LOCAL PLANNING AGENCY REVIEW**

Staff explained that the purpose of having this item on the agenda today was to give residents from Alva an opportunity to discuss their community plan and their plan amendment. He noted that a detailed staff report and recommendation will be forthcoming.

An Assistant County Attorney clarified that this was not a transmittal hearing on this proposed community plan. However, the LPA was welcome to offer comments that will be taken into account as this project proceeds forward.

The Chair called for public comment and the representatives from Alva, Inc., The Conservancy of S.W. Florida, the Audubon of Southwest Florida, and two residents of Alva spoke in support of the community plan.

An LPA member applauded the Alva residents for initiating this type of task. She felt there would be no way to protect our rural areas unless plans like this are in place. She had some questions answered regarding the Whiteman Home and existing oxbows.

Due to questions by the Board as to why this item could not be approved today at least in concept, staff explained the outstanding issues being addressed, such as: 1) the Vision Statement including properties that are outside of Alva; 2) instituting a new land use category; 3) commercial intensity within the new proposed land use category; and, 4) self-implementing language that might be objectionable to DCA staff.

An LPA member advised the public of funding available from the County and encouraged them to submit an application to the Board of County Commissioners. The funds are used towards hiring a professional planner to work with the community on implementing the plan. He noted there were areas in the plan where the language was too general in nature and would need to be more specific, especially when dealing with land use on other people's property.

Another LPA member asked if there was some way the LPA could endorse this conceptually and having something on the record that future developments should be consistent with this planning effort even though this plan is not completed yet.

An Assistant County Attorney noted that the Board of County Commissioners have historically recognized communities where community plans are in the process by holding back on approving zoning applications in deference to an upcoming planning effort. She also noted that what is being proposed today cannot have the force of the law until the plan is amended.

DATE OF PUBLIC HEARING: February 25, 2008

**B. LOCAL PLANNING AGENCY REVIEW**

Following a brief presentation of the amendment by staff, the LPA discussed Policy 26.3.1 regarding the scenic highway designation for County Road 78 and determined that designation would be beneficial for the Alva community. The LPA asked staff if additional work needed to be done to fully implement the community plan and staff responded that there was considerable additional work that needed to be done, specifically the development of overlay regulations pertaining to the historic core of Alva.

The meeting was opened for public comment and three members of the Alva Community spoke in favor of transmitting the plan amendment as recommended by staff. There was a lengthy discussion about the merits of the scenic highway designation for County Road 78. Following that discussion both the LPA and the Alva residents in attendance at the LPA meeting agreed that there were merits for that designation and that Policy 26.3.1 should be recommended for transmittal.

A motion was made to transmit the amendment with no additional changes and the LPA voted unanimously to recommend to the BoCC to transmit CPA 2006-00009 as presented by staff.

**C. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION: Recommend that the Board of County Commissioners transmit CPA 2006-00009 as recommended by staff.**
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

**D. VOTE:**

<b>NOEL ANDRESS</b>	<u>AYE</u>
<b>LES COCHRAN</b>	<u>AYE</u>
<b>RONALD INGE</b>	<u>AYE</u>
<b>JACQUE RIPPE</b>	<u>ABSENT</u>
<b>CARLETON RYFFEL</b>	<u>AYE</u>
<b>RAE ANN WESSEL</b>	<u>AYE</u>
<b>LELAND TAYLOR</b>	<u>AYE</u>

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

**A. BOARD REVIEW:**

Staff told the Board that both the staff and LPA recommendation was to transmit the amendment without any changes.

Several members of the public spoke in favor of the amendment and asked the Board to transmit the amendment as recommended by staff and the LPA.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**Transmit CPA 2006-00009 as recommended by staff and the LPA.**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The Board accepted the findings of fact as advanced by staff and the LPA.

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<b>AYE</b>
<b>TAMMARA HALL</b>	<b>AYE</b>
<b>ROBERT P. JANES</b>	<b>AYE</b>
<b>RAY JUDAH</b>	<b>AYE</b>
<b>FRANKLIN B. MANN</b>	<b>AYE</b>

## PART V - OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: January 16, 2009

### A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The DCA ORC Report contained the following objection:

*A proposed amendment to the Vision Plan and Future Land Use Element to revise the Vision Statement, add a new goal, objectives, and policies to establish the Alva Community Plan. The amendment also amends Map 1, page 2 of 6, Special Treatment Areas to identify the area subject to the new goal. The Department raises the following objection to the proposed Amendment 2006-09:*

Objection: *The proposed text amendments refer to the "Rural Village Mixed Use Overlay area of Alva," various subareas, and the Historic Core. However, the proposed adopted portion of the plan amendment does not establish meaningful and predictable guidelines that identify the geographic boundaries of the "Rural Village Mixed Use Overlay area of Alva" and the boundaries of the subareas and Historic Core. The proposed Policy 26.1.2 does not establish meaningful and predictable guidelines and standards to implement the "Rural Village Mixed Use Overlay, Subarea 1," regarding permissible land use types and density/intensity of use in relation to criteria items 1, 2, 6, 12, 14 and 15 of the policy. The proposed Policy 26.1.6 does not establish meaningful and predictable guidelines and standard regarding permissible land use types and density/intensity of use in relation to criteria items 1, 2, 3 and 7 of the policy. The proposed amendment narrative states that the proposed amendment changes Map 1, page 2 of 6, Special Treatment Areas, to show the Alva Community Planning Area. However, the transmittal material does not include a proposed Map 1 showing the proposed amendment.*

*Rules 9J-5.005(6); and 9J-5.006(3 and 4), F.A.C.; and Sections 163.3177(6)(a), F.S.*

Recommendation: *Revise the amendments to establish meaningful and predictable guidelines that identify the geographic boundaries of the "Rural Village Mixed Use Overlay area of Alva" and the boundaries of the subareas and Historic Core. Revise proposed Policy 26.1.2 to establish meaningful and predictable guidelines and standards to implement the "Rural Village Mixed Use Overlay, Subarea 1," regarding permissible land use types and density/intensity of use in relation to criteria items 1, 2, 12, 14 and 15 of the policy. Revise Policy 26.1.6 to establish meaningful and predictable guidelines and standards regarding permissible land use types and density/intensity of use in relation to criteria items 1, 2, 3, and 7 of the policy. Revise the amendment to include Map 1, page 2 of 6, Special Treatment Areas, to show the Alva Community Planning Area.*

### B. STAFF RESPONSE

Attached is a map of the Rural Village Mixed Use Overlay area of Alva depicting the Subareas. Also attached are a revised Map 1, page 2 of 6, Special Treatment Areas and draft regulations written by Alva residents to implement the Alva Lee Plan amendment. Those regulations will be reviewed by staff and will be ultimately adopted as an amendment to the County's Land Development regulations, with any changes adopted by the Board of County Commissioners.

**C. STAFF RECOMMENDATION:** Staff believes DCA's objections have been adequately addressed and recommend the Board adopt CPA2006-09 Alva text and map amendment.

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: February 25, 2009

**A. BOARD REVIEW:** Following public comment in support of the plan amendment the Board voted to adopt the amendment without further discussion.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:** The Board voted to adopt this amendment as previously transmitted to DCA.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the Local Planning Agency.

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<b>AYE</b>
<b>TAMMARA HALL</b>	<b>AYE</b>
<b>ROBERT P. JANES</b>	<b>AYE</b>
<b>RAY JUDAH</b>	<b>AYE</b>
<b>FRANKLIN B. MANN</b>	<b>AYE</b>