

ALVA PLAN 2011 UPDATE



March 2011 Draft

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in consultation with

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

ALVA COMMUNITY PLAN UPDATE 2011

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Forward to Alva Plan 2011 Update

This Update of the 2006 Alva Plan began as an effort prior to the actual adoption of the Goal, Objectives, and Policies, resulting from the 2006 plan, which were not officially adopted until 2009. The Board of Directors and members of A Living Vision of Alva (ALVA), Inc. have labored tirelessly to establish a vision and plan for the rural area surrounding the Rural Village. Pursuant to a grant from the Lee County Board of County Commissioners (BOCC) and voluntary in-kind and monetary contributions, this Update is the result of that effort.

Many things have happened in Alva and Lee County since the 2006 plan was completed. ALVA, Inc. has had the pleasure of working with Steven Brown, formerly of the Conservancy of Southwest Florida, and later with Julianne Thomas of the same organization. Their assistance is greatly appreciated. Like Mr. Brown, Rob Andrys has since moved away from Alva. Mr. Andrys was instrumental as a member and director of ALVA, Inc. in guiding this Update and is greatly missed. County staff, particularly the Division of Planning, have contributed greatly to this Update and their hard work is also appreciated.

The North Olga Community Planning Panel has formed and drafted a plan for the western portion of the Alva Planning Community, which itself is undergoing a name change to the Northeast Planning Community. Lee County has undertaken an Evaluation and Appraisal of the entire Lee Plan and submitted a Report (EAR) to the State of Florida for their review and comments, and is beginning the EAR-based amendments to the Lee Plan. Based on the EAR, those amendments are likely to result in many changes in future planning in Lee County.

This update builds on and furthers the planning effort that resulted in the 2006 plan. It seeks to bring the planning interests of Alva forward from that earlier effort, revise some language previously adopted by the BOCC with regard to the Rural Village, and expand the plan to cover the rural areas surrounding the Rural Village. In so doing, it speaks predominantly to rural character—what it is generally and what it means particularly to Alva. It is the strong desire to maintain that rural character of Alva that underscores all the efforts of ALVA, Inc. Our work continues.

Forward to Alva Community Plan (2006)

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.

ORGANIZATION OF 2006 ALVA PLAN

The 2006 Alva plan focused first on the rural village of central Alva and expanded outward. The plan described the form and character of the area then designated in the Lee Plan Future Land Use Element as Urban Community and recommended a new land use category of Rural Village to replace the Urban Community designation.

Within the proposed rural village, the 2006 plan then turned its focus more closely on the Historic Core of the rural village, the riverfront and bridge (Sub-area 1), the area south of the River and north of Palm Beach Boulevard (Sub-area 2), Palm Beach Boulevard itself and the area immediately to the south (Sub-area 3). The rural areas surrounding these areas but still within the existing Urban Community land use designation were identified (Sub-area 4), but with little or no discussion of the future changes foreseen for those areas. See Appendix 1 (Figure 2, page 15, of the 2006 plan).

The 2006 plan then proposed a Goal, Objectives, and Policies and developed an expanded vision specific to those policies. Those expanded visions were printed in the appendices to the 2006 plan. The appendices discussed the existing conditions and the planning issues relevant to each area and identified opportunities for implementation of the visions. Each area had specific recommendations for actions to be taken by the community and policy language for amendments to the Lee Plan needed to implement the vision for each sub-area of the Rural Village.

The 2006 plan then broadened its view outward to the larger Alva Planning Community and identified specific strategies to preserve the area's rural character. In large part, these strategies involved activities for the community to pursue in cooperation with both public and private sector interests and did not suggest amendments to the Lee Plan at that time.

ORGANIZATION OF ALVA PLAN 2011 UPDATE

This Update of the 2006 Alva plan brings forward, builds upon, and to some extent modifies the 2006 plan for the Rural Village to reflect changing conditions and community outlooks. It seeks to clarify certain ambiguities and confusion inherent in the 2006 plan that have been identified by the County and the community since the adoption of CPA 2006-09. These proposed changes are identified in strike-through/underline format within the text of the adopted Goal, Objectives, and Policies repeated herein.

Following a general introduction to Alva, its historic rural context, and a discussion of the planning activities of the citizens and Alva, Inc., this Update revisits the Alva Vision Statement and Guiding Statements for the Alva Community Character. This is followed by a discussion of the framework and structure of the Rural Village and proposed revisions to the currently adopted Goal, Objectives, and Policies in the Lee Plan. Following the review of the outcomes of the 2006 plan, this Update then directs its attention out to the rural countryside areas surrounding the Rural Village, providing a discussion of the general rural character of the area followed by Objectives and Policies that build on Objective 26.3 and the Policies following it currently contained in the Lee Plan.

The additional Objectives and Policies are proposed by this Update to direct the future progress of changes in the larger outlying rural area of Alva to support and supplement the rural vision for Alva developed in the 2006 plan. After much effort on the part of Alva, Inc. and Lee County Community Development staff, these proposed policies have been organized under several broad objectives: Rural Character, Rural Planning Toolbox, Natural Resources and Environmental Systems, Connectivity, and Public Participation. After a thorough review of past planning efforts for Alva, other Lee County community planning outcomes, and efforts of similarly situated rural places, Alva, Inc. submits this Update as part of an ongoing effort to establish a comprehensively planned approach to sustain this rural area.

It is the hope of Alva, Inc. that this Update will help guide future changes in Alva to support and supplement a quality environment—with clean water, attractive buildings, and well-maintained farms, forests, and open lands—that will generate economic activity and sustain and enhance a high quality of life for the present, foreseeable future, and beyond.

INTRODUCTION

Who We Are

The people of Alva have been functioning as a community since 1866 when settlers began making their homes in the Caloosahatchee River basin. The village of Alva was founded and platted in 1882. Irby Clay, granddaughter of the third settler of Alva and retired librarian of Alva High School, writing about the early history of Alva noted: “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.”

What We Have Been Doing

Over the last twenty-five years—until quite recently—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 the Alva Sector Plan, applicable to the area within the Alva Fire District boundaries. The Alva Sector Plan was intended to protect the community from having rural lands converted to suburban development patterns. The Alva Sector Plan was not officially adopted by Lee County, but the community has continued to work together to address these important planning issues and other concerns.

A Living Vision of Alva, Inc. was incorporated in the spring of 2001. The mission of ALVA, Inc is: “to preserve and protect the unique historical, rural, agricultural and equestrian ambiance of Alva.” Area citizens, through ALVA, Inc., have been working on a variety of specific measures that will benefit the people of Alva, including Palm Beach Boulevard roadway design and landscaping; planning for public lands; increasing park opportunities and facilities; promoting civic engagement with elected leaders and candidates for public office; promoting bicycle, equestrian, and pedestrian paths—and spearheading the preparation of this Update.

Why We Plan

Today, the concern about how to preserve the rural character that makes Alva 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 Update of the 2006 Alva plan does not aim to prevent change, but rather to guide such change to a higher quality than would occur absent this guidance.

Where We Are Going

The purpose of a *Vision* is to establish a commonly-held description of the future that Alva plans to foster, building upon the history of the area as an expansive rural community centered on an historic river-based mixed-use rural village. 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, goals, objectives, policies, and implementing measures are based in a firm respect for existing property rights, do not imply or result in any mandated changes to existing buildings or structures, and are planned to give Alva the best or all possible outcomes.

How We Envision Our Future

The Alva Vision—described in the following Vision Statement and the Guiding Statements for the Alva Community Character—resulted originally from two (2) community-wide workshops held on September 9, 2006, and September 23, 2006, and from all the prior public meetings of ALVA, Inc. The Alva Vision also drew from the vision statements of the Lee Plan and its Amendments and from Alva’s previous work on the draft 1992 Alva Sector Plan and the 2002 Alva Community Plan.

The Alva Vision was adopted by the Board of County Commissioners of Lee County to be included in the County’s comprehensive planning document—The Lee Plan—in 2009. Since completion of the Alva Plan in 2006, Alva, Inc. has been working to develop this Update and its proposed additions and revisions along with proposed implementing language for consideration for amendments to the Land Development Code. Alva proposes only minor revisions to the Alva Vision, as part of this Update. These minor revisions generally address nomenclature issues, clarify ambiguities, refine punctuation, and eliminate conflicts in language that have been identified through the process of this Update effort. Specifically, references to prohibited through truck traffic have been removed to address the needs of commercial agriculture in the rural area, as have references to limited access identified to be in conflict with an overall objective of better connectivity. These proposed revisions are indicated in the Statements below in strikethrough/underline format.

THE UPDATED ALVA VISION

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~~ rural village 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. The recent history of Southwest Florida ~~is experiencing~~ has been one of extremely rapid development. It will take a concerted effort to ensure that the growth ~~development~~ change in Alva occurs in a manner that maintains the rural character and lifestyle of this area. As Alva grows ~~changes~~, 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~~ village, ~~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, commercial, educational, and recreational activity.

~~Central~~ The Alva rural village, including the area 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. ~~Interconnecting~~ ngons 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~~ the Alva rural village to the conservation and recreational areas ~~that surround~~ within the rural community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee

Regional Park, arriving at ~~central-the~~ Alva rural village, 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-the~~ Alva rural village. 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~~ Palm Beach Boulevard is compact and concentrated within ~~the rural village a radius around the area of the signalized intersection~~ rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine ~~community-community-~~ serving commercial uses with mixed uses (office and 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~~ Palm Beach Boulevard 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 streetspoints allow safe entry into adjacent commercial mixed-use 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 Street graphic are 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 native wildlife 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 opportunities 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.

(Added by Ordinance No. 99-15, Amended by Ordinance No. 07-12, 09-07)

REVISIONS TO UPDATE THE ALVA PLAN

The Rural Village – Historic Core and Riverfront

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. As in 2006, the opportunities for public enjoyment of the Alva Village riverfront remain limited. The Army Corps of Engineers has easements on both sides of the River. The Alva Boat Ramp on Pearl Street, a Lee County Parks and Recreation facility consisting of one boat ramp with a small dock, picnic tables, and parking for approximately 20 cars with trailers, continues to experience heavy use. West of the bridge on the north side of the river south of the post office, a new river-oriented bait, tackle, and sandwich shop with a small outdoor seating area is proposed to open contemporaneously to this plan update. This development fits nicely with the eco-tourism destination facet of the Village riverfront foreseen in the 2006 Alva Plan, with the potential to provide “a place where folks traveling the extensive system of paddle trails throughout the area can find supplies and respite.”

Alva continues to prioritize better integrating the Caloosahatchee into the social fabric of the Village, not just as an outstanding natural resource amenity, but as the spine of the recreation system network and a transportation alternative to the automobile. This priority includes maximizing views and public access to the Village riverfront. Expanding the Alva Boat Ramp into a park providing a waterfront play area with additional dock and a pedestrian promenade remains the most apparent opportunity to improve the public riverfront experience.

The Broadway Street Bridge is the most important connection in the Alva Rural Village. Providing pedestrian and bike lanes across the bridge and enhancing the views from the

bridge continue to be an important objective for Alva. The bridge may also provide another opportunity for docking facilities at or near the base to accommodate people arriving by boat to visit the Alva Village.

The Alva Oxbow Island just south of the River, east of Broadway, north of SR 80 continues to be an opportunity for a 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 is indicated on the original Alva plat as a park and once was a community park prior to the establishment of the current Alva Community Park. Alva continues to envision adopting Oxbow Island or it being transferred into the County parks inventory and once again made available for recreation.

As identified in the 2006 plan, there continues to be an important private component to the future evolution of the riverfront. The public nature of the Caloosahatchee, especially in the core area of the Village, focuses on the need for public access, such as a boardwalk or riverwalk. New development with frontage on either side of the river in this area should be required to provide riverfront access and public amenity areas.

The 2006 plan identified potential funding sources to enhance access to the Riverfront to include private sector funding in connection with new development (and/or developer constructed improvements), park impact fees, gas tax funds, tourist development tax funds, and grant funds. This Update proposes a policy for the County to work with Alva to identify appropriate funding sources for a program to provide greater public access to the River. Phase 1 of this program is for Lee County to work with Alva to design an expanded plan for the Alva Boat Ramp Park.

Historic Core. The Historic Core—an approximately four-block area between the Caloosahatchee and the School on both sides of Broadway containing most of the remaining in-town historic structures—was established as part of the 2006 plan. The boundaries for the Historic Core are the River on the south, Julia Street on the east, the School/Community Center Complex on the north, and on the west by Savage Street. A commercial building, discussed above in conjunction with the riverfront café, and the Post Office are located on the west side of the base of the bridge along the Caloosahatchee. Refurbished historic cottages on west Pearl and around to Savage, and the historic Methodist Church and the Alva Museum, formerly the Alva Library, on east Pearl, round out the historic Southern Victorian architectural context. Other homes, vacant lots, simple, uncurbed paved streets, overhead utilities, and glimpses of the Caloosahatchee through the dense canopy of predominantly live oak and other native trees complete the human context of this area. The vacant lots on east Pearl continue to provide an opportunity for redevelopment with unobtrusive, centralized parking as well as a relocation area for historic structures that might otherwise be demolished or left to deteriorate. Alva continues to prioritize preserving historic structures and utilizing them to set the design and scale for new buildings in the Historic Core.

The 2006 plan provided that specific design and development standards for the Historic Core include 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. It suggested that these standards be developed as a part of the Rural Village Overlay Zone. Alva is currently working to craft these standards for proposal to Lee County as an amendment to the Land Development Code.

Since the character of this area of the Village is primarily residential, compatibility of new development is of primary importance. In addition to architectural compatibility, the compatibility of any new commercial activity is secondary but significant. The 2006 plan envisioned live/work spaces, such as artists' or photographers' studios, galleries, professional offices, small retail shops, bed and breakfast lodging, and small cafés as being compatible commercial activities. It suggested that a cluster of historic cottages with a compatible mix of residences and commercial activities could make a charming area of small shops. Other than the proposed commercial bait and tackle café west of the foot of the bridge, little change has occurred to further this vision, but this continues to be Alva's vision for the Historic Core.

Sub-area 1—Surrounding close-in neighborhoods. Established as part of the 2006 plan, this area includes the blocks immediately bordering the east side of the Historic Core and the School/Community Center and the area on the original Alva plat east of Julia and west of Josephine, from the River to Park Street and north on both sides of North River Road to Claytor Road. As in the 2006, this area currently contains a mixture of residential and non-residential uses, including some in-town agriculture, schools and the community center complex, predominantly single family residences. Residential buildings date back as long as the 1920s, with the majority built in 1950's and 60's. A few of the homes are more contemporary. Approximately 20% of the lots remain undeveloped.

Existing streets in this area are narrow, lacking sidewalks or stormwater drainage, but generally connect to the platted grid pattern, providing alternate routes to reach Broadway or North River Road. Existing streets are narrow with no sidewalks or drainage systems. As in 2006, the block immediately east of the Community Park has no north/south connection with the grid, and to the east beyond the area designated for mixed use several streets remain unimproved—streets on paper only. Completing this grid would contribute strongly to the walkability and connectivity of the community.

In addition to residences, the 2006 plan foresees future activities including live/work spaces, offices, and commerce similar to that permitted in the Historic Core. Recognizing that incorporating mixed-use development into a predominately rural residential area requires careful consideration, Alva is currently crafting design and development standards comparable to the Historic Core for this area.

North River Road. North River Road is the major east-west street in the Historic Core, continuing to witness a steady increase in automobile and truck traffic, remaining safety concern for school children and other bicyclists and pedestrians. The speed limit remains between 15/20 mph on the right angle turns and in the school zone, and otherwise at 45 mph. There is currently a prohibition on through truck traffic that is a transportation

concern for commercial agriculture in the area. The high speed limits on portions of the road are a concern for human and wildlife safety.

North River Road remains the east-west transportation backbone of Alva north of the Caloosahatchee. The 2006 plan provided that Lee County would designate North River Road as a County Scenic Highway and assist Alva's efforts to obtain Florida Scenic Highways designation for the Road. Although this has not yet occurred, efforts remain on-going. This Update proposes that the automobile-oriented pavement in this right-of-way not be expanded in the current planning horizon of the Lee Plan.

Pedestrian/Bicycle System. There are still no sidewalks or safe bicycling provisions in the Historic Core and the surrounding blocks proposed for mixed-use development. The pedestrian-oriented area envisioned by the 2006 plan as the "hub" for a system of bike lanes and pedestrian pathways extending throughout Alva and across the bridge to and from the Village Center remains unattained. As the economy improves and development opportunities return, Alva continues to envision such a system, the design of which emphasizes the use of pervious materials, and that emulates a rural, historic look such as existed in the late 1800s.

Implementing and Funding the Improvements. The 2006 Alva plan recommended a policy to prepare an Improvement Plan for the Historic Core and Riverfront. One purpose of the Improvement Plan was 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. An additional purpose was to examine the feasibility of a number of measures to be used in combination to fund the implementation of the Improvement Plan.

The 2006 Alva plan suggested that developer-funded or developer-constructed improvements could contribute substantially to the implementation of the Improvement Plan. For example, rather than being required to provide parking on-site, a developer of a new building could achieve a greater percentage of lot coverage (or provide for more green space or on-site patio dining) 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 Land Development Code 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.

The 2006 Alva plan discussed implementing such improvements contemporaneous with development and redevelopment or through a continuous system constructed 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. It also identified federal transportation enhancement funding as another potential opportunity for constructing improvements in the Historic Core.

The federal transportation enhancement 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. The 2006 Alva plan discussed how successful grant projects have had a focus on community character, a strengthened sense of place, measures that contribute to revitalizing historic downtown commercial districts, and that promote heritage travel and tourism. In addition, the 2006 Alva plan noted that the National Trust for Historic Preservation works 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 2006 plan continue to be potentially eligible for transportation enhancement grants and historic preservation grants. Moving forward, Alva will work closely with the County to pursue these grant opportunities and propose regulatory changes to the Land Development Code to allow the transformations to the Historic Core to happen.

Ongoing opportunities to achieve the vision for the Historic Core and Riverfront. The 2006 Alva plan identified 16 activities Alva could pursue in conjunction with preparing the Rural Village Overlay and the Improvement Plan for the Historic Core called for in the plan. Those opportunities continue to remain viable.

1. Describe and provide examples of Southern Victorian or Southern Florida indigenous architecture, providing a palette of design, colors, and materials for incorporation into commercial 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 a 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. Describe 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 Village and 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.
16. 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.

Of the 16 items listed above, items 1 through 3, 5, and 16 are proceeding through a grant from the County’s Community Planning program for development of proposed requirements for adoption and amendments to the Land Development Code. This effort is a priority for Alva, as the citizens believe the recent economic downturn offers an opportunity to put in place an incentive-driven regulatory basis for maintaining and enhancing the rural character of Alva. Two of the suggestions in item 6 are being reevaluated. The first is increased enforcement of the no through trucks prohibition due to reported negative affects that prohibition has on commercial agricultural interests in the area. The second is limited access to North River Road due to the policy conflict with the desire to improve connectivity suggested in item 14. At stated previously, items 4

and 7 through 15 remain vital and viable, but due to the involvement of multiple other agencies such as the School Board, Army Corp of Engineers, Lee County DOT and Parks and Recreation, their priority is lower than that of the Alva plan update and the formulation of development standards for the Rural Village, the Historic Core Improvement Plan, and public access to the riverfront.

The Rural Village – Palm Beach Boulevard Commercial and Mixed Use Areas (Sub-areas 2 and 3)

The 2006 Alva plan envisioned a vibrant, mixed-use rural village center south of the Caloosahatchee River on both sides of Broadway Street and south of Palm Beach Boulevard from opposite Herzog Road to the western shore of Bedman Creek. This Update carries that vision forward as a foundation for proposed regulations in the Land Development Code.

Vision for the Gateway and Village Center. 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 Palm Beach Boulevard, a smaller commercial and mixed-use area with frontage on Palm Beach Boulevard mirrors the design principles of the Village Center to the north. A traffic signal at the redesigned intersection of Palm Beach Boulevard, Broadway Street, and Packinghouse Road and strategically located median breaks and access points, allow safe vehicular entry into adjacent commercial areas. Palm Beach Boulevard'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 Alva, Inc. and the 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 displays share the history of Alva and the story of the environment of the area with visitors.

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

Alva Rural Village West/Sub-area 2a (west of Broadway, north of Palm Beach Boulevard, south of the River). The portion of Sub-area 2 west of Broadway Street is approximately ¼ mile square and extends from Palm Beach Boulevard to the Caloosahatchee. There are four parcels with frontage on the west side of Broadway, one of which is an approximately three (3) acre vacant parcel with frontage also on Palm Beach Boulevard. The three (3) other parcels between that and the River are approximately one (1) acre each and are in residential use. To the west of those parcels are two (2) additional parcels, approximately eight (8) acres and 17 acres respectively, both with frontage on Palm Beach Boulevard and on the Caloosahatchee. Two (2) additional two (2) acre parcels with frontage on Palm Beach Boulevard complete the square.

Excluding the existing residential parcels along Broadway, the Alva Rural Village West side of Sub-area 2 contains approximately 30 acres of land primarily zoned AG-2, with the Palm Beach Boulevard frontage portions of the 17-acre parcel and the westernmost 2-acre parcel zoned commercial. This location, with frontage on Palm Beach Boulevard, the Caloosahatchee River, and Broadway Street is appropriate for a well-designed rural village center featuring community-serving mixed-use buildings, with residential above commercial, stand-alone residential, and civic uses. The site should be planned to maximize the views and public access to the Caloosahatchee and maintain the context of the residences on Broadway Street. Building design and placement should provide structure and context to the Palm Beach Boulevard frontage and the intersection of Broadway Street and Palm Beach Boulevard and set a high quality design standard that announces the entry into the Alva Rural Village from the west.

The Alva Rural Village West should be pedestrian-oriented with tree shaded walkways and plazas, should include both attached and detached buildings, on-street parking, 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 public plaza overlooking the south bank of the Caloosahatchee should be incorporated into the master plan as a requirement for development of the Alva Rural Village West. Developer funding for, or developer construction of the plaza 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 rural village and Historic Core, just a short walk over the Broadway Street Bridge. The master

plan should also preserve the stand of ancient live oaks on the site and integrate them into the internal public space utilizing tree credits to offset more typical landscaping requirements.

Because this area consists of a limited number of large lots with few owners, it should be possible to develop a cooperative partnership among the property owners and Alva representatives to have a conceptual master plan or set of development criteria prepared for the area. These criteria could be incorporated into the rural village overlay specific to this area. This cooperative effort would allow the community to proactively ensure any commercial and mixed-use development is planned to be compatible with the rural village concept and an asset to Alva, Lee County, and the property owners. This process may also help assure that the property is ideally positioned for a development that is marketable and financially feasible.

Further west along SR 80 on the east side of Gardner Road and on 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 is proposed for these parcels.

Alva Rural Village East/Sub-area 2b (east of Broadway, north of SR 80, south of the River). The portion of Sub-area 2 east of Broadway Street, with frontage on Broadway Street between the Caloosahatchee River and Palm Beach Boulevard consists of six (6) parcels lots. A convenience mart and gas station are located on one parcel with commercial zoning at the corner of Palm Beach Boulevard and Broadway Street. The next parcel to the north is vacant. The next parcel north is occupied predominantly by a FDOT retention pond developed in conjunction with the widening of SR 80. Two residences are located on the three (3) parcels between the retention pond and the Caloosahatchee. All are zoned AG-2. Protecting their quiet rural setting should be a priority as the more active uses envisioned for the Village Center on the west side of Broadway is further specified. From the commercially zoned parcel in the northeastern corner of the intersection of Palm Beach Boulevard and Broadway Street, seven (7) additional parcels fronting on Palm Beach Boulevard, six (6) of which have frontage on the branch of the Caloosahatchee south of the oxbow island, round out the Rural Village East. The easternmost parcel is bounded on the east by a creek that drains into the oxbow. The two (2) parcels lying west of this parcel are zoned RPD. The next two (2) parcels to the west are zoned AG-2. The next parcel has commercial zoning on the Palm Beach Boulevard frontage, with the remaining portion to the river zoned AG-2, as is the parcel west of it bounding the commercially zoned convenience mart parcel.

The Rural Village Overlay Sub-area 2b could support additional mixed-use commercial/residential buildings, compatible with those of the Village Center. 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 landowners 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.

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 transition for the residential and agricultural property on the lots to its north.

Sub-area 3 (south of and including State Route 80). This area, envisioned for mixed-use buildings bounding the south side SR 80 west of Joel Boulevard to the parcel opposite the western edge of River Oaks. As with the Village Center north of Palm Beach Boulevard, working with existing property owners to conceptually master plan or establish criteria for future development of this area as “Rural Village Overlay Zone – Sub-area 3”, will ensure that new mixed-use development is compatible with the Rural Village concept while still addressing the market for services for travelers on Palm Beach Boulevard. Alva should develop design standards that provide a framework for the character of mixed-use development on Palm Beach Boulevard including the architectural style of any business franchises. Additionally, Alva should establish appropriate commercial and site development standards to prohibit the development of big box retail, car dealerships, and strip retail centers. As new development is proposed, the viability of existing commercial establishments such as the Alva Diner should be considered. Landscaping, building design elements, shared access, and shared parking can be instrumental in incorporating existing uses into the vitality of the evolving village center.

Palm Beach Boulevard. The design of Palm Beach Boulevard should provide for directed access to a regularly-spaced grid of streets that in turn provide access to adjoining properties. A centralized grid of access streets will maintain access for current businesses and encourage the internalization of streets in new development (buildings framing an internalized “main street”), thus minimizing the necessity for numerous individual drive-ways to access Palm Beach Boulevard.

As Palm Beach Boulevard evolves, it is essential that a traffic control device such as a roundabout or traffic light be provided at the intersection of Broadway Street and Palm Beach Boulevard. Traffic control intervention at this intersection is widely supported by the community and would improve safety and provide for more efficient and safe movement of vehicles. Live oak trees in the median of Palm Beach Boulevard are also a high priority of the community. Alva is currently working with Lee County and Florida DOT to plan for and fund landscaping within the Palm Beach Boulevard right-of-way. Bike lanes and sidewalks should be constructed to connect central Alva to Charleston Park on the east and to River Oaks on the west.

Other Activity Centers. Stepping back from the focus on the rural village and looking at the development pattern in the Palm Beach Boulevard corridor in northeast Lee County, Alva should address the issue of future commercial development. The entire length of Palm Beach Boulevard from downtown Fort Myers to Interstate 75 is currently lined with commercial development. This pattern is continuing eastward toward State Road 31 and then on to Old Olga Road. At the intersection of Palm Beach Boulevard and Old Olga

Road, there is a marked transition into the rural area. Within the approximately six (6) mile stretch from Old Olga Road to Broadway Street there are only a few scattered commercial buildings that generally blend in with the rural countryside.

A concentration of community-serving businesses designed as a Village Center around the intersection of Palm Beach Boulevard and Broadway Street, connected by Broadway Street to the Historic Core, is consistent with the Florida Administrative Code Chapter 9J5 definition of a rural village—a small, compact center of development within a rural area supportive of and having a functional relationship with the social, economic, and institutional needs of the surrounding rural areas.

Future Commercial Development. It is important not to erode the viability of well-planned commercial activity centers such as those described in the 2006 Alva plan and the Update above, selectively proposed within the rural countryside of Alva by allowing the pattern of strip commercial development found further west to stretch continuously along Palm Beach Boulevard. The 2006 Alva plan recommended that the majority of acreage available for commercial development adhere to the rural village criteria and vision. The appropriateness of small businesses serving the needs of the community or an adjacent neighborhood—River Oaks or Charleston Park, for example—should be evaluated on a case-by-case basis.

Development and redevelopment proposal should provide vehicular and pedestrian connections between adjacent commercial businesses in the rural village. Commercial building footprints should be limited 5,000 sq feet in area and the buildings should be compatible with the community's vision for the rural village. "Standardized" or "formula" franchise buildings are prohibited, as are new and used auto dealerships. Alva should work with Lee County to develop and implement appropriate signage standards. In addition any new development on parcels within the rural Village currently zoned commercial should be evaluated for consistency with the standards of the rural village in order to contribute to and be compatible with the rural character of the village and adjacent neighborhoods.

The Rural Village – Residential Stepdown to Rural Areas (Sub-area 4)

The Village Residential stepdown to the Rural Maintenance Area. Sub-areas 4 are envisioned for primarily future residential infill development around the Mixed-Use Village Core. Consisting of the areas within approximately 1/2± miles from and generally enclosing the edges of the mixed-use areas of the Rural Village. Sub-area 4 consists of existing platted subdivisions, smaller unplatted parcels, and parcels that are deemed appropriate for future village-oriented residential development. To the east beyond the area designated for mixed use several streets remain unimproved—streets on paper only. Completing this grid would contribute strongly to the walkability and connectivity of the community.

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.

The Rural Village – Next Steps

There are certain activities Alva will pursue while this Update moves through the review process and the proposed revisions to the Land Development Code are being drafted:

1. Consider the types of residential development 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.
2. Consider ways to ensure that development of the village center does not undermine the viability of development in the Historic Core.
3. Consider the intensity of use and scale of buildings that would be appropriate for the village center, including building heights, proportion and type of pedestrian-oriented public and open space.
4. Continue working with FDOT and Lee County DOT to secure traffic calming measures on Palm Beach Boulevard and North River Road, sidewalks, bike lanes, and installation of conduit to enable the extension north onto Broadway Street of state-of-the-art telecommunications infrastructure for the rural village area.

UPDATE OF THE ADOPTED GOAL, OBJECTIVES, AND POLICIES

GOAL 26

GOAL 26: ALVA. 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. (Added by Ordinance No. 09-07)

CURRENTLY ADOPTED OBJECTIVES AND POLICIES

OBJECTIVE 26.1: RURAL VILLAGE REGULATING PLAN. 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, as updated from time to time. (Added by Ordinance No. 09-07)

POLICY 26.1.1: The County will utilize the Rural Village ~~Mixed-Use Overlay~~ regulations, 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 mixed-use area by providing a procedure and mechanism through which the area may be through a master-regulating planned. The Master-regulating planning will include development guidelines and standards that are intended to provide an incentive-incentive-driven alternative to the standard-conventional zoning currently in place and other land development regulations. All new development must conform to these 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 regulating plan will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed-Use Overlay regulating plan. Property developed under previous regulations will be non-conforming and will not be required to comply with the Mixed-Use Overlay regulations regulating plan.~~ (Added by Ordinance No. 09-07)

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"~~ regulating plan 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 ~~mixed-uses buildings~~.
3. Architectural standards for buildings ~~(other than single family homes)~~.
4. ~~Street graphics~~ sign criteria.
5. Building ~~build-to and~~ setback requirements.
6. Building height and/or number of floors.

7. ~~Site design standards that bring~~ Parking and minimum building frontage requirements close to the street with parking behind.
8. ~~Provision for~~ sShared access and parking areas across lot lines or in centralized ~~off-site~~ parking areas.
9. On-site landscaping and screening standards ~~that contribute to~~ for an overall streetscape concept.
10. Variation of pervious paving materials as alternative to impervious surfaces (e.g., shell, pavers).
11. ~~Pedestrian, parking and streetscape improvements.~~
- ~~12. Provision for limitations on F~~ floor A ~~area R~~ ratio for mixed-use C ~~commercial Buildings~~ 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)~~ Transferable development rights.
15. ~~Criteria that will allow for development of granny flats~~ Accessory apartments in the surrounding close-in residential areas.
(Added by Ordinance No. 09-07)

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

1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other ~~non-motorized~~ alternative 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 other areas of the Rural Village ~~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.
(Added by Ordinance No. 09-07)

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-developing~~ and implementing ~~an strategic plan for expansion-of~~ the existing boat launch area and facilities ~~on Pearl Street and the Alva Heritage Park on Palm Beach Boulevard~~. (Added by Ordinance No. 09-07)

POLICY 26.1.5: The County will update its historic sites survey of Alva as needed. (Added by Ordinance No. 09-07)

POLICY 26.1.6: The Alva Community will prepare use, design, and development standards for commercial and ~~mixed-mixed~~-use development in the new Village Centers to be incorporated into a ~~regulating 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 ~~traveling publicers-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. ~~Street graphics~~ ~~sign~~ criteria.
6. Building ~~build-to and~~ setback ~~requirements~~.
7. Building height and ~~or~~ number of floors.
8. ~~Parking and minimum building frontage requirements~~ ~~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.
(Added by Ordinance No. 09-07)

POLICY 26.1.7: Upon completion and adoption of the Rural Village ~~Mixed-Use Overlay area~~Regulating Plan, 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. (Added by Ordinance No. 09-07)

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. (Added by Ordinance No. 09-07)

OBJECTIVE 26.2: RURAL VILLAGE MIXED-USE COMMERCIAL DEVELOPMENT. 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 Alva Vision and Guiding Statements for the Alva Community Character ~~stated in the Alva Community Plan.~~ (Added by Ordinance No. 09-07)

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.~~ (Added by Ordinance No. 09-07)

POLICY 26.2.2: Retail uses that require outdoor display in excess of one acre are prohibited. (Added by Ordinance No. 09-07)

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. (Added by Ordinance No. 09-07)

OBJECTIVE 26.3: Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational, and natural resources in the rural area. (Added by Ordinance No. 09-07)

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.~~ (Added by Ordinance No. 09-07)

POLICY 26.3.2: The County and Alva will ~~make every effort~~work to seek funding to implement ~~the a~~ 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~~. (Added by Ordinance No. 09-07)

MAINTAINING THE RURAL CHARACTER OF ALVA

The concept of rural character in Alva is complex and layered, and the idea of maintaining that rural character may be described as doing less with more. The 2006 Alva plan focused on a few strategies to be initiated and pursued through grass roots efforts, in partnership with County government and private sector interests. This Update seeks to build upon those and craft Objectives and Policies to further them with Lee County. The bases for these Objectives and Policies are discussed below followed by the proposed Objectives and Policies.

Rural Character

In Alva, we define rural character as the patterns of land use and development where open space, the natural landscape, and vegetation predominate over the built environment, and that foster traditional rural lifestyles, rural-based economies, and opportunities to live, play, and work in a rural setting. Rural communities are characterized by large and isolated areas of open country and low aggregated population densities. Rural land development patterns result in visual landscapes traditionally found in rural areas and communities, and are compatible with the use of the land by wildlife and for fish and wildlife habitat. Rural land development patterns reduce the inappropriate conversion of undeveloped land into sprawling, low-density development, generally do not require the extension of urban municipal services, and protect natural resources, including surface water flows and ground water and surface water recharge and discharge areas.

The rural character of Alva is exemplified by a balance between the natural environment and human uses with low density residential dwellings, farms, forests, pastures, prairies, wooded areas, and open space, with outdoor recreation and other open space activities. Commercial buildings are small in scale and provide goods and services to the rural community. Rural Alva is productive, with activities related to and dependent on natural resources such as agriculture, farm markets, and eco-tourism. Home-based businesses and occupations occur throughout Alva but do not adversely affect their natural, agricultural, and residential neighbors.

Vision for Rural Alva. The rural area surrounding the Alva Rural Village preserves large areas of land in agriculture or in its natural state. An extensive network of conservation areas, regional parks, the Caloosahatchee River and creeks that are a part of the watershed, weave through the northeast corner of the county, protecting the integrity of ecological systems and providing an attractive and desirable amenity to southwest Florida.

New development that is not directed toward the Rural Village is clustered in subdivisions that contribute sizable unbuilt areas for connections with the larger conservation network and recreational opportunities. Cooperative activity and several successful programs maintain the balance between private property rights and the natural

qualities that make the area valuable and special. The Caloosahatchee River, Broadway Street Bridge, North River Road, Palm Beach Boulevard, and a system of bicycle, equestrian, and pedestrian 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 network of conservation lands and corridors support wildlife movement and habitat.

The rural area outlying the Alva Rural Village has considerable natural and scenic resources. The Caloosahatchee River flows from Lake Okeechobee and empties into San Carlos Bay. Telegraph Swamp drains into the Caloosahatchee River through Telegraph Creek and its associated wetlands, part of which is a public preserve. 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 Caloosahatchee.

The area includes acres of conservation areas, recreation areas including the Caloosahatchee Regional Park, and land in agricultural production. It provides a variety of housing options including homes along the creeks and the Caloosahatchee, estate homes, small ranches homes, and a very few suburban-style residential subdivisions. Residents and visitors are served by a few commercial uses. It is also an area rich in history and pre-history, inhabited by humans over ten thousand years ago. The earliest written accounts of the region by Spanish explorers in the early 1500's identified the inhabitants as Calusa Indians, who controlled the area from the Florida Keys to just south of Sarasota.

Efforts to enhance, maintain, and restore natural areas are ongoing, particularly through the efforts of the Lee County Conservation 2020 program that has been actively acquiring conservation lands in this area, including the Hickey Creek Mitigation Park and Telegraph Creek Preserve. The Caloosahatchee Regional Park provides both passive and active recreation opportunities and links these two areas. South of the Hickey Creek Mitigation Park, conservation acquisitions have completed a link to Greenbriar Swamp.

Agriculture

Maintaining rural character includes maintaining the viability of commercial agriculture. Alva proposes through establishment of a group of policies promoting programs that may be used singularly or in combination: a Rural Toolbox.

Conservation Easements. In 2001 the Florida legislature passed the Rural and Family Lands Protection Act. The program is designed to meet three needs: 1) protect valuable agricultural lands; 2) create easement documents that work together with agricultural production to ensure sustainable agricultural practices and reasonable protection of the environment without interfering with agricultural operations in such a way that could put the continued economic viability of these operations at risk; and 3) protect natural resources, not as the primary purpose, but in conjunction with the economically viable agricultural operations. Under these provisions, owners 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. The purpose is to protect farmland that provides economic, open space, water, and wildlife benefits. Conservation easements are opportunities to ease the financial obligations associated with taxes. A conservation easement can result in a charitable deduction on income tax equal to the 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 stays in private hands and the owner retains all rights to continue farming.

Agricultural Land Trusts. One opportunity to support agriculture and fund the acquisition of agricultural conservation easement is through local, regional, or statewide land trusts. Agricultural land trusts can work closely with land owners to ensure that the lands remain in agricultural use. Alva wants to assist local agricultural interests and leaders in ways to access this and other programs that can help make it economically feasible to continue agricultural production.

Transferable and Purchasable Development Rights (TDR/PDR). Alva supports Lee County establishing a transfer and purchase of development rights (TDR/PDR) program to use the market to implement and pay for development density and location decisions. TDR/PDR programs allow landowners to sever development rights from properties in County-designated low-density sending areas, and sell them to purchasers who want to increase the density of development in receiving areas designated as higher density areas.

TDR/PDR programs offer many advantages to control land use but also compensate landowners for restrictions on the development potential of their properties. TDR/PDR programs can be easier to implement than typical zoning programs; they make development more predictable and use the market to compensate landowners for lost property value. TDR/PDR programs are also more permanent than traditional zoning regulations.

Water Budget. Another means of protecting the viability of agriculture is to provide for the long-term water needs of agriculture in Alva. 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 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 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. 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.

Natural Resources and Environmental Systems.

Help Protect the Viability of the Caloosahatchee River. The discussion of the water budget for Alva and the region under the agriculture topic leads nicely into the overall importance of the Caloosahatchee River to Alva. 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.

Much of the freshwater portion of the Caloosahatchee was channelized as canal C-43, extending 45 miles from the Moore Haven Lock and Dam to the Franklin Lock. Telegraph Swamp is listed as one of the 4 significant natural systems within the Caloosahatchee watershed. The major issues affecting the watershed are water supply availability, salinity variations, and nutrient levels.

Water supply availability is affected by limited surface water sources; negative impacts on water resources and associated natural systems; and pressure on these resources from increasing urban and agricultural demands. Ground water is the most important source of water 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, potentially impact wetlands and aquifers in coastal areas.

To address the problems associated with regulatory releases and uncontrolled runoff that result in alteration of the freshwater flows of Lake Okeechobee, the South Florida Water Management District (SFWMD) is establishing minimum flows and levels (MFLs) for the lake and is developing a model to evaluate the effects of differing freshwater discharges. The MFLs are also intended to address the problems of water quality from the influence of nutrient-enriched waters from Lake Okeechobee.

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 that directly affects Alva. Alva, Inc. has been working with Lee County and property owners in the Four Corners area on a plan to acquire property that would allow historic flows to Spanish Creek to be restored to the Caloosahatchee River in keeping with the principles of sound water management and the

SFWMD 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 Caloosahatchee River). 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 County Water Control District should cooperate with Lee County and other appropriate water management entities to address flood flows from Lehigh Acres and other areas south of Alva without causing flooding in Alva planning. Care must also be taken not to negatively impact the health of the river or oxbows as the excess surface water is managed.

Increase the Inventory of Conservation Land. As noted above, conservation purchases in rural Alva have 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 should be pursued.

Maintaining rural character and safeguarding natural resources through conservation purchases and other measures such as the purchase of conservation easements and development rights, are positive and proactive means of furthering this goal. Alva will be proactive in continuing to support land acquisition through the Lee County Conservation 20/20 program. During the planning process that resulted in the 2006 plan, forming a land trust modeled after the highly successful Calusa Land Trust that is active in the Pine Island area was discussed. As an outcome of this Update, this idea remains a valid. 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 one of the tools in the Rural Toolbox.

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, Alva, the County, SFWMD, and other entities should work in cooperation to develop and map a conceptual network throughout Alva linked to other portions of the existing conservation network in neighboring areas.

Increase Regional Recreational Opportunities. In addition to those conservation lands purchased through the Conservation 20/20 program, there are several large parcels owned by SFWMD. Two adjacent parcels, together consisting of over 400 acres located just north of North River Road east of Alva rural village, have been identified in the community planning process as an opportunity for a future regional park, with its focus perhaps being a youth park with BMX facilities. Alva will work with SFWMD and Lee County to explore the feasibility of adding these lands to the regional recreational system and to identify appropriate public uses.

Connectivity

County Road 78—Scenic highways Designation. During the community planning process that resulted in the 2006 plan, there was considerable discussion about how to preserve the scenic character of North River Road and ensure that existing and future traffic conditions do not negatively impact the rural ambiance of the area. Currently Policy 26.3.1 provides for pursuing Scenic Highways Designation for this rural county road. ALVA, Inc. submitted the first draft for a scenic highway designation to FDOT, but that paperwork appears to have been lost and that effort will need to begin anew.

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 Alva.

Bike Paths linking conservation and recreation areas. During the community planning process that resulted in the 2006 plan and the effort preceding this Update, a high priority was given to linking the conservation and recreation areas of the rural Alva countryside and beyond with a system of bicycle, equestrian, and pedestrian paths. Providing these alternative transportation linkages provides a public amenity available to everyone and enhances the enjoyment of the recreational and scenic assets of the area as well as the rural village. Figure 3 in an Appendix to this Update provides an illustration of a conceptual bike path system.

One possibility to implement the policy of an extensive and interconnected system of paths along rural roads is to widen the shoulder. In this manner, miles of areas wide enough to accommodate safe bicycling 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 bicycle lanes. Another option would be to construct a separate

multimodal pathway that could safely accommodate pedestrians, rollerblades, bicycles, and equestrians. When these pathways enter the rural village, 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 funding, and other grant funds discussed above with relation to North River Road.

Wildlife corridors. Because Alva has large tracts of undeveloped and conservation land, we are rich in wildlife. But for wildlife to prosper it too needs mobile connectivity to travel to make a living. As part of the Conceptual Conservation and Recreation Network Map discussed above, known wildlife corridors should be identified and included and targeted for protection through acquisition and maintenance.

Public Participation

Since it began its community planning efforts, Alva has continued to value the participation of its citizens in crafting the rural character of the area. Alva seeks to formalize its process to the extent that the County can recognize without crossing thresholds of delegation of authority that would not be legal. To that end, this Update proposes a new Objective and Policies to best engage the citizens of Alva in a process of review for new development.

By engaging its citizens as early as possible in the process, it is the objective of Alva to guide new development and redevelopment, and the persons undertaking such efforts, in the direction desired by the Alva citizenry. These proposed policies provide for notice, opportunities to comment, workshop, and be better informed in the maintenance of rural character and other Alva citizen values. This new Objective and Policies would supercede current Policy 26.1.8.

Appendices

Two (2) Figures are attached as appendices to this Update. Figure 2 is a map of the Alva Rural Village from the 2006 Alva Plan. Figure 3 is a map of proposed bicycle paths. Both Figures are referenced in currently adopted Policies under Goal 26 of the Lee Plan and in the body of this Update.

ALVA RURAL PLAN UPDATE

Proposed Additional Objectives and Policies

OBJECTIVE XX.X: RURAL CHARACTER. Develop and maintain the rural character and aesthetics of Alva, through innovative and on-going efforts to manage growth, incentive-based and/or regulatory programs to appropriately protect and enhance natural resources, including natural wetland and upland habitats and water quality, maintain agricultural lands, community facilities, rural land use patterns, existing infrastructure capacity, provide the community with access to basic goods and services without having to travel outside the planning community, and continue to document, designate, and preserve historic and archaeological features and sites in Alva consistent with the following policies and other provisions of this plan.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to enhance compatibility by tailoring permitted uses, parcel sizes, density, intensity, and architectural, design, and landscaping standards for development that maintain or enhance the rural character of Alva.

POLICY XX.X.X: Lee County will work with Alva to encourage economic opportunities that identify and promote those elements of the area that contribute to and preserve the rural character of Alva.

POLICY XX.X.X: Lee County will work with Alva to restrict infrastructure for central water and central sewer, prevent urban development and suburban sprawl, and provide and facilitate parks, recreational opportunities, and other sustainable community facilities with rural characteristics in Alva.

POLICY XX.X.X: Lee County will work with Alva to strengthen existing vegetation ordinances to establish a landscaping code for Alva that requires all new development, including single family residences, to implement minimum landscaping requirements intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the community. New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and North River Road, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to subtropical and tropical hardwood hammock, scrub, and wetlands.

POLICY XX.X.X: Lee County will work with Alva to investigate and recommend measures that will improve water quality in the Caloosahatchee River and its tributaries. Such measures may include innovative alternative septic, sewage, and wastewater treatment facilities appropriately suited to the rural character of development in accordance with the goals, objectives, and policies of this plan for Alva.

POLICY XX.X.X: Lee County will work with Alva to develop standards for architecture and the siting buildings and other structures consistent with the historical character of Alva.

POLICY XX.X.X: Density increases within Alva by comprehensive plan amendment of zoning change are prohibited.

POLICY XX.X.X: Lee County will work with Alva to develop and implement a comprehensive Alva Landscape Plan that identifies specific native tree species and addresses tree placement, public safety, access, and utilities, to facilitate the establishment and restoration of tree canopy. The comprehensive Alva Landscape Plan will identify funding sources for implementing the plan and will designate the entity or entities responsible for long term maintenance.

POLICY XX.X.X: Lee County will work with Alva to establish standards in the Land Development Code to require new development and redevelopment converting land from agriculture or open lands must be designed to maintain the rural character of Alva by reflecting or restoring the context of the previous agriculture or natural vegetative community; e.g. citrus groves, farm, oak hammock, pasture.

POLICY XX.X.X: Lee County will work with Alva to identify opportunities to link public lands, facilities, and recreation areas that minimize disturbance of natural systems and wildlife habitat and incorporate these links into the Greenways Master Plan.

POLICY XX.X.X: Applications for zoning changes through the public hearing process must contain assessments that include, at a minimum, an analysis of the environment, historical and natural resources, and a protected species survey, and must demonstrate compatibility with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and treatment, and solid waste disposal.

POLICY XX.X.X: Lee County will work with Alva to establish rural buffer standards in the Land Development Code.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to establish rural lighting standards consistent with the lighting limitations established by the International Dark-Sky Association that prohibit illumination that creates glare on adjacent properties, requires all exterior lighting to be designed with downward deflectors to eliminate skyward glare, and limit light poles for security lighting in parking areas, pathways, and storage areas to an overall height of twelve feet.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to require native and xeriscape vegetation, such that:

1. 100% of all required trees and 75% of all additional trees must be native.
2. 80% of all required shrubs and 50% of all additional shrubs must be native.
3. A minimum of 70% of all trees and shrubs must be xeriscape varieties.
4. Plant species included on the Florida Exotic Pest Plant Council most current List of Florida's Most Invasive Species are prohibited.

POLICY XX.X.X: Outside the Rural Village, proposed redevelopment must not exceed the existing density and intensity of the developed property. New development must not exceed the minimum density allowed by the Lee Plan or 1 dwelling unit per acre (1 du/ac), whichever is less dense. A property owner may request and received increased density, not to exceed the maximum density allowed by the Lee Plan, for a proposed redevelopment or new development through the following procedures:

- (1) through application through the planned development public hearing process with a super-majority (4 or more) vote of approval by the Board of County Commissioners;
or

(2) through approval of additional density through the transferrable development rights program established by Lee County for Alva.

Density/Intensity Limitations: Proposed uses are subject to the following limitations:

Horse Stable: 40,000 SF of Stable Building/10 acres.

Camping Restrooms: One (1) toilet per four (4) camp units, clustered in structures not to exceed 500 square feet/structure. One (1) shower/four (4) toilets.

Camping Area Office: 1,000 square feet/campground.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to establish standards for all developments of 20 acres or more that require such developments to be designed as models of sustainability (utilizing the Florida Green Building Coalition (FGBC) "Green Development Standard" or similar mutually acceptable standards), to provide neighborhood parks and natural areas prior to issuance of the first certificate of compliance.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to establish standards for developments on less than 20 acres that require such developments to be designed as models of sustainability (utilizing the guiding principles and design objectives of "Conservation Communities" or similar mutually acceptable standards), where homes are clustered and the balance of land is left in a natural state, as open space, or restored to its natural state.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to require all new buildings to be "Green" (utilizing Florida Green Building Coalition (FGBC) certified "Green Homes" requirements or similar mutually acceptable standards).

POLICY XX.X.X: Lee County will work with Alva to develop amendments to the Land Development Code requiring a minimum of five percent (5%) affordable housing units for new developments of 20 units or more. Any partial affordable unit must be rounded up to require one additional affordable unit.

POLICY XX.X.X: Lee County will work with Alva to develop amendments to the Land Development Code requiring the site design and building orientation of new development and redevelopment to be formed with an emphasis on character and safety of pedestrian and public spaces, with buildings oriented to the street, parking placed behind buildings, clear pedestrian connections to buildings, generous sidewalk widths, low level lighting, and comfortable outdoor gathering places. Only minimum required parking may be provided on site, utilizing pervious (including grass) parking to the maximum extent practicable in accordance with the other requirements of the policies and objectives of this goal. On-street and shared parking is encouraged to the maximum extent practicable.

POLICY XX.X.X: All applications for proposed developments and single family homes must include a vegetation survey prepared by a professional arborist that documents all Heritage Trees, Trees of Distinction, trees over two (2) inches average base diameter, and areas of existing native vegetation. Heritage trees must be preserved in situ. All trees and areas of existing native vegetation identified on the vegetation survey must be preserved to the maximum extent possible through clustering, alternative siting, fire-wise principles and other innovative rural development techniques. Lee County will work with Alva to develop amendments to the Land Development Code providing definitions for Heritage Trees and Trees of Distinction.

POLICY XX.X.X: The existing land use designations of the Lee Plan provide more potential density than necessary to accomplish the planning goals of Alva for the window and horizon of the Lee Plan. Land use map amendments to designate property in rural Alva with a more intensive future land use map category are prohibited.

POLICY XX.X.X: New industrial activities or zoning changes of land to industrial zones are prohibited in rural Alva.

POLICY XX.X.X: New mining activities or commercial excavations are prohibited in rural Alva.

POLICY XX.X.X: The following activities are also prohibited in Alva:

1. Cemetaries and Mausoleums
2. Hospitals
3. Automobile Dealerships
4. Laundry and Dry Cleaning Plants
5. Drive-thrus
6. Tire sales
7. Market Showrooms
8. Salvage Yards
9. Adult Businesses
10. Outdoor Display (over 5,000 square feet)
11. Tattoo Parlors
12. Boat Sales
13. Arcades
14. Pawn Shops
15. Stand-alone Liquor Stores
16. Commercial uses in excess of 5,000 square feet.

POLICY XX.X.X: Lee County will work with Alva to recognize the Rural Village as an historic district, with an emphasis upon preserving the historic activities that give the community its unique character.

POLICY XX.X.X: Lee County will work with Alva to pursue public acquisition of historic structures and archaeological sites in conjunction with other public purposes such as parks or preservation of environmentally sensitive lands.

POLICY XX.X.X: Lee County will work with Alva to evaluate the effects of county regulations (such as zoning, road setbacks, and other development regulations) on designated historic districts and other areas of local concern and will, in cooperation with Alva through the public participation process provided for elsewhere in this Plan, modify the Land Development Code where necessary to protect both the interests of owners of historic structures and the health, safety, and welfare of the general public.

POLICY XX.X.X: Lee County will update its historic sites survey of Alva on a regular basis. Upon request from the community or on its own initiative the County will consider formal local designation of additional historic buildings and will identify potential buildings or establish historic district(s) for the National Register of Historic Places.

POLICY XX.X.X: To preserve the historic context of the Alva Methodist Church and the Alva School buildings as dominant features in the Historic Core and landmarks of Alva, no structure in

the Historic Core, Public, or Sub-Areas 1 will be permitted to exceed the height of the top of the main roof of the Alva Methodist Church. Lee County will work with Alva to establish implementing regulations in the Land Development Code.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to encourage mixed use developments containing both commercial and residential uses within the same buildings in Alva on lands that were commercially zoned prior to January 2010 and at appropriately designated areas within the Rural Village.

POLICY XX.X.X: Lee County will work with Alva to identify existing substandard subdivisions and subject them to Municipal Service Taxing or Benefit Districts to maintain or provide roads, drainage, and other necessary facilities.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to allow storage of commercial agricultural equipment at a private residence of an individual employed or engaged in an agricultural operation as a permitted use in residential zoning districts in Alva. Reasonable restrictions not having the effect of prohibiting such storage may be developed for amendment within the Land Development Code.

POLICY XX.X.X: New subdivisions of land proposing resulting lots or parcels less than 40 acres in areas outside the Rural Village will require review through the planned development zoning process.

POLICY XX.X.X: Commercial development at locations other than the Alva Rural Village will be limited to farm stands and temporary commercial uses associated with and proximate to rural agricultural and public conservation lands and to serve local residents and visitors. Such development must be sited and designed to minimize automobile traffic and other disruptive influences to the greatest degree possible.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to include specific street graphic standards for Alva. These standards will reduce the size of ground-mounted signs, prohibit internally-lit box signs, and allow wall signs on buildings near the right-of-way.

OBJECTIVE XX.X: RURAL PLANNING TOOLBOX. Maintain viable agriculture in Alva and develop and promote innovative rural planning tools, such as purchase and transfer of development rights and other programs to conserve agricultural lands, native vegetated uplands, open lands, and wetlands to enhance and sustain the rural character of the Alva.

POLICY XX.X.X: Lee County will work with Alva to develop and maintain a map (Map XX) of all existing farmlands and lands containing indigenous vegetation in Alva. In partial part due to the high ability of these areas to sequester carbon, these mapped lands are the primary targeted sending areas for the transfer of development rights (TDR) in Alva.

POLICY XX.X.X: By December 2014 Lee County will create a Purchase of Development Rights (PDR) Program with the objective of preserving farmlands and lands containing indigenous vegetation in Alva.

POLICY XX.X.X: By December 2014 Lee County will amend the Land Development Code to establish an Alva Transfer of Development Rights (TDR) program to supplement the existing

wetland TDR program. The program will be available for lands depicted on Map XX and other lands in Alva to promote reduced densities in Alva.

POLICY XX.X.X: The Land Development Code will maintain approval processes, such as by right, administrative, and public hearing, within which the TDR program will function. Developments receiving TDR will be evaluated for incorporation of the following criteria: compact site design, innovative open space design, well designed pedestrian/bicycle connections to commercial and employment areas, locations on or a walkable distance to mass transit service, and mixed-use buildings. The Land Development Code will provide incentives for the utilization of brownfield, grayfield, and infill sites, and for projects that fully incorporate traditional neighborhood design, transit-oriented development, and new urbanism principles.

POLICY XX.X.X: Participation in the Alva TDR by right and administrative approval processes for receiving sites requires that the subject property be already conventionally zoned in a zoning district that would permit the proposed development consistent with allowable densities and with the zoning district's lot size, setback, open space, and height requirements. The by right process will be limited to adding one (1) additional dwelling unit to a receiving parcel that is one (1) acre or less in size. If the receiving parcel is larger than one (1) acre, TDRs may be used to add one (1) dwelling unit per acre by right. The resulting density may not exceed the maximum total density range for the Future Land Use Map category of the subject site.

POLICY XX.X.X: Adding Alva TDR units in excess of one (1) dwelling unit per acre in conventional zoning districts requires administrative approval. The Lee County Department of Community Development director may administratively approve the use of TDR units to increase the density of a proposed development provided that the proposed development is: in compliance with the Lee Plan; zoned for the type and number of dwelling units proposed to be constructed; designed so that the resulting development does not have substantially increased intensities of land uses along its perimeter, unless adjacent to existing or approved development of a similar intensity; in a location where the additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road; in a location outside of the Category 1 Storm Surge Zone for a land-falling storm as defined by the most current Hurricane Storm Tide Atlas for Lee County prepared by the Southwest Florida Regional Planning Council; not in a location where existing and committed public facilities are so overwhelmed that a density increase would be contrary to the overall public interest, and; will not decrease required open space, buffering, landscaping and preservation areas or cause adverse impacts on surrounding land uses.

POLICY XX.X.X: The Land Development Code will be amended to specify that Alva TDRs may be utilized through the planned development approval and amendment rezoning processes for land owners seeking to add additional dwelling units utilizing TDR units. The Land Development Code will specify that the application for the rezoning and the request to utilize TDRs may be submitted at the same time for concurrent review.

POLICY XX.X.X: The generation rate for TDRs will be limited by the Land Development Code to:

- one (1) TDR per acre for the rural future land use map category
- six (6) TDRs per acre for the future urban future land use map categories,
- one (1) TDR per ten (10) acres in the open lands future land use map category
- one (1)TDR per twenty acres of wetland.

The Land Development Code will be amended to establish a creation of development rights process as well as a receiving process.

POLICY XX.X.X: Lee County will support continued large- and small-scale agriculture in Alva.

POLICY XX.X.X: Lee County will work with Alva to identify appropriate locations for and promote the establishment of community gardens.

OBJECTIVE XX.X: NATURAL RESOURCES AND ENVIRONMENTAL SYSTEMS.
Prohibit degradation and promote preservation, protection, and enhancement of estuarine and riverine areas, wetlands, ambient surface or groundwater quality, the area's potable water supply, and storage and distribution of surface water resources, native upland vegetation, and wildlife habitats. Development that generally tends to preserve the integrity, stability, and beauty of the biotic community will be supported by Alva. Development that would result in loss of wildlife habitat or adversely impact any protected species, threatened species, or species of special concern is prohibited. Where possible, Lee County will enhance, preserve, protect, and restore the physical integrity, rural character, ecological values, and natural beauty of the Alva Community, focusing efforts on the Caloosahatchee River watershed, native vegetation, wildlife habitat and resources, and areas designated for long-term conservation.

POLICY XX.X.X: Lee County will not approve or support any new canals in Alva or any new artificial channels in natural waters within one mile of Alva.

POLICY XX.X.X: Lee County will work with the Alva to amend the Land Development Code to require new development, including planned development zoning approvals, new subdivisions, and agriculture, that adjoins the Caloosahatchee River and associated wetlands and tributaries to preserve or create a 50-foot-wide native vegetated buffer area between the development and the outer extent of the delineation of the 100-year floodplain of every waterbody or associated wetlands. For agriculture, this requirement:

- will be implemented through the notice-of-clearing process in chapter 14 of the Land Development Code;
- will include a requirement to use this area as a riparian forest buffer with an adjoining filter strip wherever farmland abuts wetlands; and
- if native vegetation does not currently exist, native tree cover and naturally associated native vegetation will be established within three (3) years of issuance of the notice of clearing.

Lee County will continue to work with the Army Corps of Engineers to improve public access to the Caloosahatchee River and address conflicts between this policy and the easements maintained by the Army Corps of Engineers for the purposes of navigation within the channelized portions of the Caloosahatchee River.

POLICY XX.X.X: Lee County will continue to acquire environmentally sensitive areas, uplands, wetlands, eagle nesting areas, and archaeological and historic sites in Alva in accordance with the priorities set out in this plan.

POLICY XX.X.X: Lee County will work with Alva and state and regional agencies identify funding for and design a program to assess the condition of septic tank drainfields proximate to waterways in Alva. This program will analyze whether current soil conditions or the density, age, or condition of drainfields are likely to be degrading waterways. Lee County will require all new development and redevelopment to comply with State mandated Total Maximum Daily Load

(TMDL) requirement for designated water bodies. Alva will provide in-kind assistance to this effort. If serious degradation is taking place, Lee County will assess the feasibility of various corrective measures and report this information to Alva in consultation on priorities for action. Lee County will work with the Health Department to encourage permit approval of new and innovative technologies to address sewage and septic treatment.

POLICY XX.X.X: Development must not have an adverse impact on any existing, viable onsite wildlife habitat for protected species, species of special concern, threatened or endangered species.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to require new development and redevelopment to be designed and operated to conserve critical habitats of protected species, endangered and threatened species, and species of special concern. This will be accomplished through implementing regulations, incentives, and public acquisition. These implementing regulations must address, among other opportunities for improved wildlife habitat and travel, increased development setbacks from natural areas, requirements for natural buffers from parcel lines to development areas, and preserved and enhanced connectivity to maintain uninterrupted wildlife corridors among, between, and within parcels.

POLICY XX.X.X: Applications and for development must be submitted to the Lee County Division of Natural Resources for their formal review and comment. The Division of Natural Resources Director must make a formal finding that the proposed development will not have negative impacts on present and future water quality and quantity, and—where appropriate—will review and approve modeling submitted to support the application. Prior to any land clearing or other site work, an applicant’s modeling efforts must be evaluated and approved by the Lee County Division of Natural Resources and the Lee County Utilities Division. Issues of well locations, easements, and wastewater re-use must be evaluated and approved by the Lee County Division of Natural Resources and the Lee County Utilities Division during the applicable development permitting process. The developer will enter into formal agreements addressing these issues with Lee County and other agencies, as appropriate, prior to the issuance of a development order. Co-location of facilities is encouraged.

POLICY XX.X.X: Applications for new development and redevelopment in or near existing and potential wellfields must be designed to minimize the possibility of contaminating groundwater during construction and operation and comply with the Lee County Wellfield Protection Ordinance. Developments must be designed to minimize possibilities of contamination of the groundwater during construction and operation. If appropriate, applications for development must provide a monitoring program to measure impacts to surface water and groundwater quality and quantity.

POLICY XX.X.X: As part of an application for development approval in the open lands, rural, or suburban areas of the future land use map series, a pre-development groundwater and surface water analysis must be conducted and submitted to the County. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals that are anticipated to be associated with the project. Prior to the applicant commencing this baseline study, the methodology of the study must be submitted for review, comment, and approval by Lee County.

POLICY XX.X.X: Any new development or redevelopment located in any wellfield protection zone must meet the requirements/criteria for the Wellfield Protection Ordinance, unless updated

modeling is provided by the applicant and is approved by Lee County Division of Natural Resources and the Lee County Utilities Division.

POLICY XX.X.X: The surface water management system design for any development must incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural flowway corridors.

1. Stormwater run-off must be pre-treated through an acceptable recreated natural system or naturally shaped and contoured dry detention or water retention system, prior to discharging offsite. Included within these systems must be an average 50 foot wide vegetative setback measured from the edge of the landscaped area or managed turf to the jurisdictional wetland line or top of bank of any water bodies, or the outer line of the 100-year flood, whichever results in a greater setback.

2. The development must maintain the function and integrity of local and regional flowways. Flowways are precluded from being primary surfacewater treatment areas. Applications for development must demonstrate adequate hydraulic capacity without increasing flood levels. New development and redevelopment must participate in the implementation of the Lee County Surface Water Management Plan as well as the South Florida Water Management District's Lee County Watershed Plan.

3. The Historic Flowway Aerial Map depicts the general flowway paths that exist in the Alva Planning Community. The lines shown on this map are not regulatory but show the general boundaries of the main conveyances. During the zoning change and/or development review process, conceptual surface water management plans must be submitted for review and acceptance by Lee County. Prior to the issuance of a development order, the proposed development must provide detailed hydrologic and hydraulic analysis demonstrating the limits of flow for various storm events and the developed site's ability to convey these flows. Where an existing flowway is not well defined or discontinuous, the County will be flexible to consider different alignments within a site.

4. Every application for new development or redevelopment will examine and document any existing and historic floodplains and flowways, protect existing and reestablish historic floodplains and flowways, and protect and restore the natural hydrology and surface water within and adjacent to the parcel(s).

POLICY XX.X.X: Any development proposed within the open lands, rural, or suburban future land use map category must cooperate with Lee County and SFWMD in implementing an overall surface water management plan as outlined in Objective 60.2 and 117.1. Compliance with these Policies must be demonstrated during development order application review.

POLICY XX.X.X: If a proposed development falls within an area identified as an anticipated drawdown zone for existing or future public well development, the project must utilize an alternative water supply such as reuse or withdrawal from a different non-competing aquifer or show that adequate supply is available in excess of that being used for planned public water supply development.

POLICY XX.X.X: Any proposed development in Alva must conduct a water use assessment as part of an application for zoning change or development review. The water use assessment must include:

1. Existing consumptive use patterns including human, plant, and animal needs; and
2. Amount of water currently being drawn from area aquifers; and
3. Projected consumptive use for the proposed development including human, plant, and animal needs; and
4. Impacts to the quantity and quality of water currently available for continued human,

plant, and animal needs.

Due to historic agriculture and dredge spoil land practices in the area, additional water quality tests of all new permitted domestic ground water wells must be performed prior to consumptive use to insure potability. At a minimum, testing shall include chlorides, pesticides, herbicides, and gross alpha particle activity. Should harmful levels be detected remedial measures shall be submitted to review and approved by relevant governmental agencies.

POLICY XX.X.X: Lee County will work in coordination with Alva to identify areas suitable for water-dependent/water-related recreational uses and activities, such as canoe/kayak launch areas, boardwalks, jogging paths, fishing platforms, and waterside parks.

POLICY XX.X.X: Lee County will work with Alva to facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking, and other passive recreation related to eco-tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program.

OBJECTIVE XX.X: CONNECTIVITY. To provide appropriate and reasonable access and linkage for persons and wildlife throughout Alva.

POLICY 26.6.6: Lee County will work with Alva to amend the Land Development Code to require fencing to be designed to permit connectivity for wide-ranging animals.

POLICY XX.X.X: New streets and roads will be designed in a gridded manner to provide multiple connections to the existing transportation network. All transportation improvements and modifications will be reviewed and receive recommendations through the public participation process provided elsewhere in this plan prior to their inclusion or removal from the capital improvement plan (CIP).

POLICY XX.X.X: North River Road. To ensure the rural character of North River Road, Lee County will not widen nor increase the capacity of North River Road for automobile traffic; will monitor traffic levels in coordination with Hendry County; and will deny all proposed development and vehicular connections that exceed the current level of service (LOS) of the existing roadway section in Alva.

POLICY XX.X.X: Lee County will work with Alva get funding to design and construct a multi-modal path to run the entire length of North River Road through the Alva Planning Community. Wherever possible, this path will be designed as a major public amenity similar to the high-quality design employed elsewhere in Lee County (e.g., along Periwinkle on Sanibel, and north of Pineland along Stringfellow Road).

POLICY XX.X.X: Lee County will investigate the merits of creating a transportation concurrency exception area (TCEA) for a portion of the Alva Rural Village. The intent of establishing this TCEA area is to promote the provision of limited public transportation to and from the Alva Rural Village.

POLICY XX.X.X: Lee County will work with Alva to amend the Land Development Code to provide specific regulations for neighborhood connectivity if an acceptable proposal is submitted by the Alva Community. These regulations will require interconnections between adjoining neighborhoods wherever feasible and would no longer allow entry gates and perimeter walls or continuous berms around residential developments.

POLICY XX.X.X: New development and redevelopment must

1. establish, improve, and preserve the existing, connected street patterns and foster “Complete Streets” to the maximum extent practical; and
2. provide bikeways, sidewalks, and pedestrian paths within the development that link the interior to local and regional bikeways and pedestrian paths; and
3. provide pedestrian links and bike paths along the designated Lee County Bikeways and Pedestrian Path Master Plan; and
4. provide streets designed to parallel and preserve existing fence lines, tree lines, hedgerows, and stone walls; minimize alteration of natural site features; secure the view to prominent natural vistas; minimize the area devoted to motor vehicle travel; promote pedestrian movement so that it is generally more convenient and pleasant to walk short distances than to drive; and promote the creation of vista terminations; and
5. limit street graphics, preserve native vegetation and large native and non-invasive specimen trees along the roadside(s) and streetside(s); and
6. provide pedestrian walkways in public easements around natural and artificial waterbodies in accordance with the other requirements of the Objectives and Policies of this Goal.

OBJECTIVE XX.X: PUBLIC PARTICIPATION. To resolve matters that may negatively impact its rural character due to Alva’s unique location in the four (4) corners area and to promote citizen engagement, Lee County will work with Alva to coordinate planning efforts with Charlotte, Glades, and Hendry Counties, the Southwest Florida Regional Planning Council, the South Florida Water Management District and other local, regional, state, and federal agencies, and to encourage and solicit public input and participation prior to and during the review and consideration of local development plans in Alva.

POLICY XX.X.X: As a courtesy, Lee County will register individuals, citizen groups, and civic organizations in Alva who desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY XX.X.X: Lee County will work with Alva to establish a document clearing house in Alva where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY XX.X.X: The applicant(s) for any development order, building permit for new residential or commercial building, Land Development Code amendment, Lee Plan amendment, or zoning change request within Alva must conduct at least one (1) public informational session where the applicant(s) will provide a general overview of the project for any interested citizens. Lee County encourages county staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff and Alva with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for

how the applicant will respond to any issues that were raised. Applicants are encouraged to use h these workshops to resolve as many issues as possible with the Alva Community prior to submitting applications to Lee County for review.

POLICY XX.X.X: Lee County will work with Alva to improve its citizens' understanding of natural resources through educational programs on energy conservation, energy efficiency, greenhouse gas emission reductions, solid waste management, hazardous waste, surface water runoff, septic maintenance, water conservation, xeriscaping, green building, cultural resources, history, etc. The site for these programs will be located in the Alva Planning Community.

POLICY XX.X.X: Lee County will work with to coordinate planning efforts with the adjacent counties and with regional and other community planning organizations in Lee County to preserve the rural character of Alva.

APPENDICES

ILLUSTRATIONS FROM THE 2006 ALVA PLAN

FIGURE 2: ALVA RURAL VILLAGE

FIGURE 3: PROPOSED BIKE PATHS

FIGURE 2 RURAL VILLAGE



0 ————— 1500ft

LEGEND

- SUB AREA 1
- HISTORIC CORE
- SUB AREA 2A
- SUB AREA 2B
- SUB AREA 3
- SUB AREA 4

SOURCE: LEE COUNTY PROPERTY APPRAISER WEBSITE

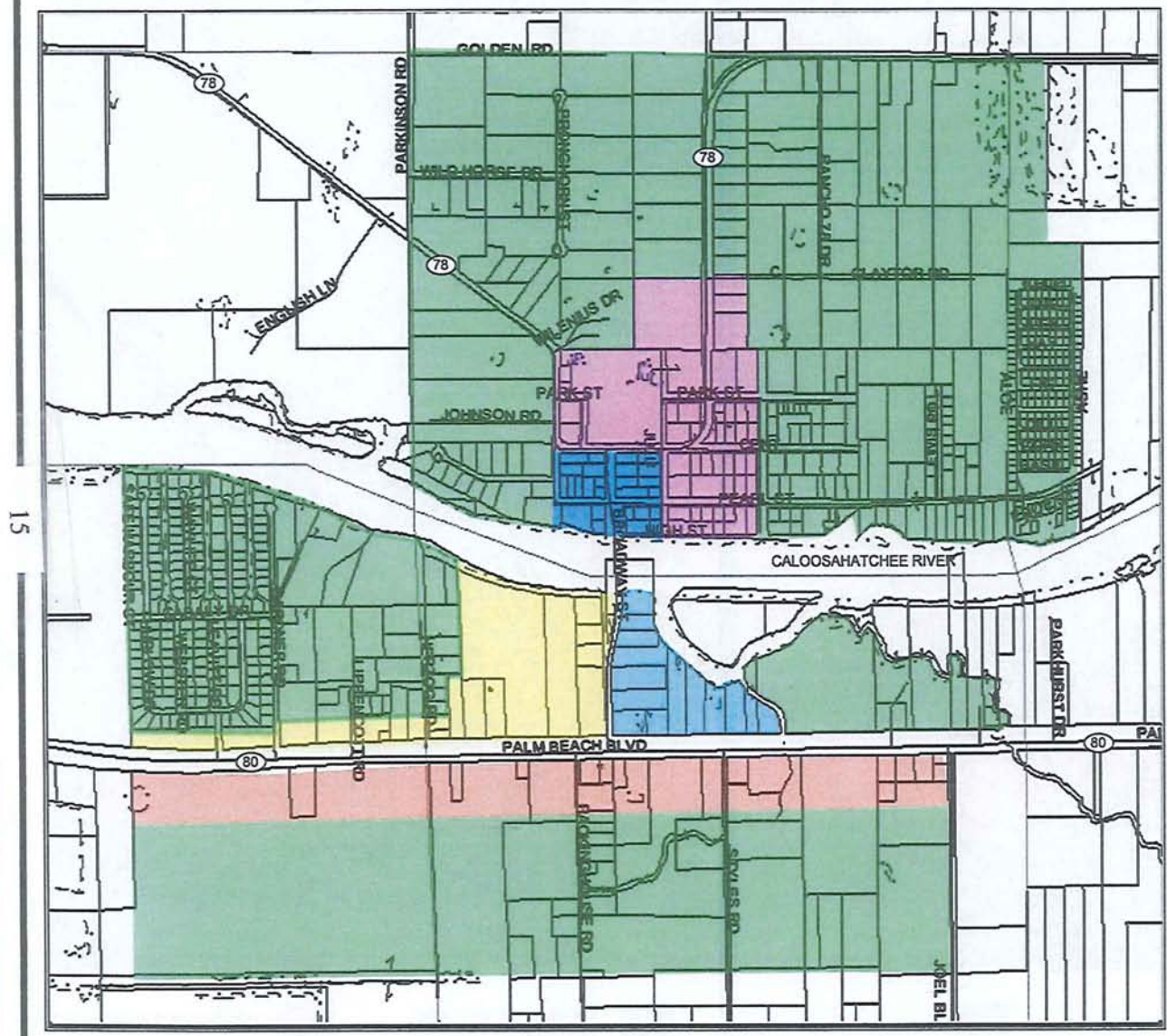
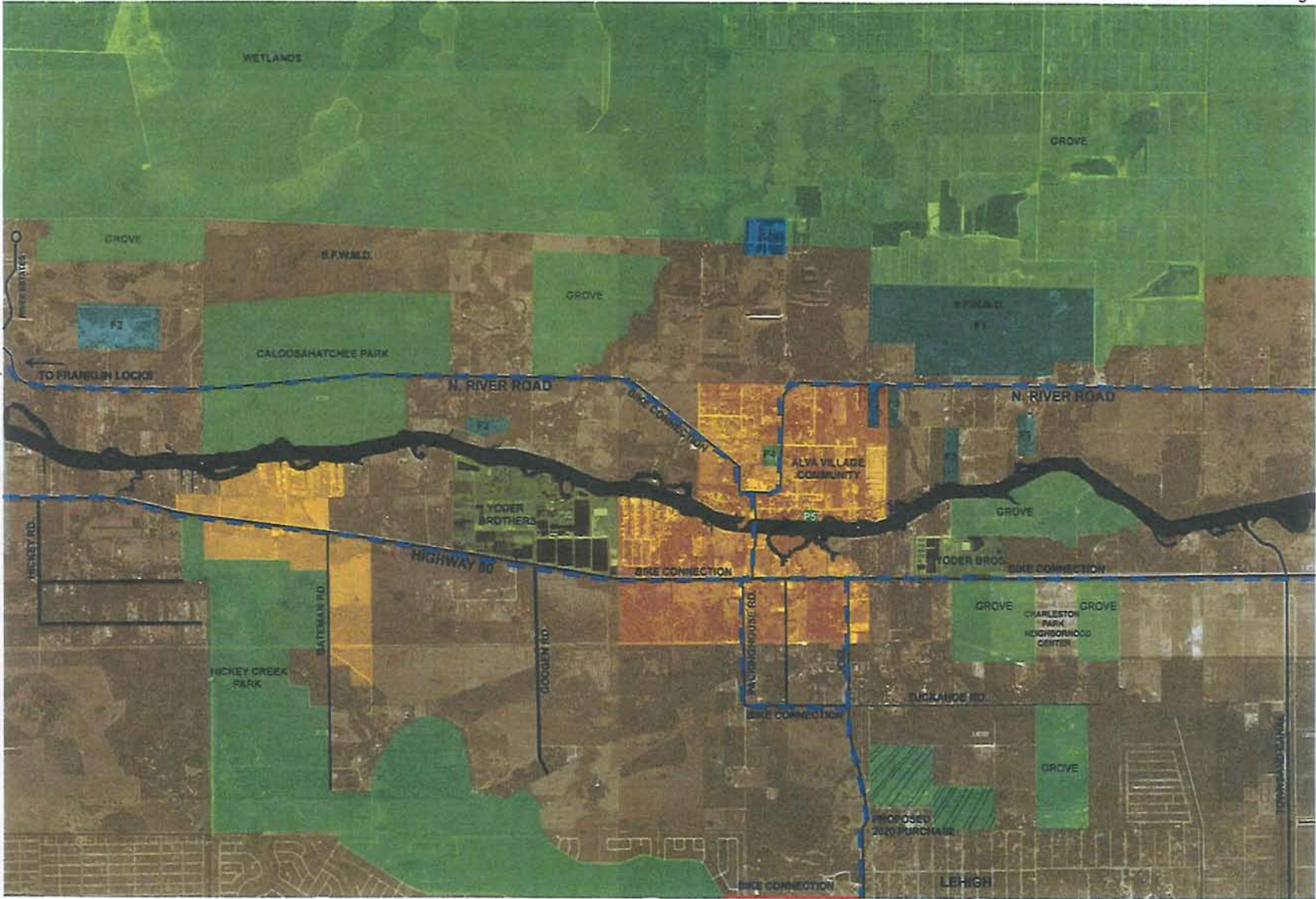


FIGURE 3 PROPOSED BIKE PATHS



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