

GOAL 34: ALVA. To support and enhance Alva's unique rural, historic, agricultural character and natural environment and resources, including the rural village and surrounding area, the boundaries of which are depicted on Map1, page 2 of 8.

OBJECTIVE 34.1: RURAL CHARACTER. Maintain and enhance the rural character and environment of Alva through planning practices that:

1. Manage growth and protect Alva's rural nature.
2. Maintain economic viability of agricultural lands and improve rural land use patterns.
3. Provide needed community facilities, transportation systems, and infrastructure capacity.
4. Protect and enhance native species, ecosystems, habitats, natural resources, and surface and ground water systems.
5. Preserve Alva's historic places and archaeological sites.

POLICY 34.1.1: By 2014, Alva will work with Lee County to evaluate and identify appropriate commercial areas with a focus on the rural village area described under Goal 34 and as identified on Map 1, page 6 of 8.

POLICY 34.1.2: Alva will work with Lee County to develop sustainable land use practices through which transportation and infrastructure systems, public services, and parks are provided consistent with Alva's rural character.

POLICY 34.1.3: Alva will work with Lee County to identify appropriate locations for and promote the establishment of community gardens.

POLICY 34.1.4: New industrial activities or changes of land use that allow future industrial activities that do not directly serve the rural and agricultural community in Alva outside the rural village as described under Goal 34 and as indicated on Map and do not have adequate fire protection, transportation, stormwater and wastewater treatment, and water supply, or have any adverse effect on surrounding land uses and natural resources, are prohibited in Alva. By 2014, Alva will work with Lee County to establish regulations in the land development code to further this policy. [Comment: Cf. Policy 7.1.7.]

POLICY 34.1.5: New natural resource extraction mining activities that do not directly support natural resource restoration activities or water management are prohibited in Alva. By 2014, Alva will work with Lee County to establish regulations in the land development code to further implement this policy.

POLICY 34.1.6: Outdoor display in excess of one (1) acre and commercial uses that require outdoor display to such an extent are prohibited. By 2014, Alva will work with Lee County to establish regulations in the land development code to further this policy.

OBJECTIVE 34.2: RURAL LANDS FRAMEWORK. Provide for the varied residential, commercial, and natural resource needs of Alva's rural lands by establishing a planning framework that serves the area's different users.

POLICY 34.2.1: By 2014, Alva will work with Lee County to ensure that future development projects maintain or enhance Alva's rural character by establishing planning policies and land development code standards that are compatible with Alva's vision and guiding principles.

POLICY 34.2.2: Land use amendments that would increase the allowable total density of Alva are discouraged. Land use amendments that would decrease the allowable total density of the area and that are otherwise consistent with the objectives and policies of this goal are encouraged in Alva. No land use amendments to a more intensive category will be permitted unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

ORIGINAL LANGUAGE PROPOSED BY ALVA:

POLICY 34.2.2: Land use amendments that would increase the allowable total density of Alva are prohibited. Land use amendments that would decrease the allowable total density of the area and that are otherwise consistent with the objectives and policies of this goal are encouraged in Alva.

STAFF RECOMMENDED LANGUAGE FOLLOWING PUBLIC HEARING BEFORE LOCAL PLANNING AGENCY:

POLICY 34.2.2: Land use amendments that would increase the allowable total density of Alva are discouraged. Land use amendments that would decrease the allowable total density of the area and that are otherwise consistent with the objectives and policies of this goal are encouraged in Alva. No land use amendments to a more intensive category will be permitted unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

ALTERNATIVE LANGUAGE PROPOSED BY ALVA:

POLICY 34.2.2: Land use amendments that would increase the allowable total density of Alva are discouraged. Land use amendments that would decrease the allowable total

density of the area and that are otherwise consistent with the objectives and policies of this goal are encouraged in Alva. No land use amendments to a more intensive category will be permitted unless a finding of overriding public necessity is made by unanimous decision of the Board of County Commissioners.

POLICY 34.2.3: By 2014, Alva will work with Lee County to promote sustainable residential development patterns and promote Alva's rural character by utilizing rural planning practices to establish land development code requirements that:

1. Limit new residential development clustered in compact, interconnected neighborhoods situated in appropriate locations.
2. Designate appropriate allowed uses.
3. Establish compatible parcel sizes, density, and intensity standards.
4. Conserve natural resources.
5. Provide standards for adequate open space.
6. Maintain commercial agricultural uses.
7. Incorporate green building standards.
8. Identify locations suitable for public services.

POLICY 34.2.4: By 2014, utilize the land development code to establish architectural standards that support and enhance Alva's historic rural character and quality of life by:

1. Featuring architectural and design themes consistent with Alva's historic architectural styles.
2. Including street graphic standards that address size, location, style, and lighting.

POLICY 34.2.5: By 2014, Alva will work with Lee County to establish standards in the land development code that promote economic opportunities, including ecotourism, commercial agriculture, and associated businesses that contribute to Alva's rural character.

POLICY 34.2.6: By 2014, Alva will work with Lee County to establish design standards in the land development code that:

1. Foster a unique landscape theme for the rights-of-way for North River Road and other county-maintained roads.
2. Address connectivity and separation among differing uses.
3. Preserve native plant communities, including subtropical and tropical hardwood hammock, scrub, and wetlands, to enhance the existing native vegetation and tree canopy.
4. Encourage the removal of exotic species.

POLICY 34.2.7: By 2014, Alva will work with Lee County to establish planning policies and development standards in the land development code that promote Alva's commercial agriculture including programs that address:

1. Farm to market demands on the area's roadway infrastructure.
2. 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.
3. Maintaining land in commercial agriculture through programs such as farmland trusts and easements.
4. Location of associated packaging, processing, warehousing, and other value-added activities.

POLICY 34.2.8: Promote Alva's historic character by utilizing the land development code to:

1. Consider formal local designation of additional historic buildings and districts.
2. Identify potential national or state registered historic buildings and districts.
3. Evaluate the effects of county regulations on designated historic districts.
4. Modify regulations, as necessary, to protect the interests of both the owners of historic structures and Alva.

POLICY 34.2.9: By 2014, Alva will work with Lee County to develop and promote innovative rural planning tools, such as purchase and transfer of development rights, to:

1. Maintain commercial agriculture.
2. Conserve and restore agricultural lands, open lands, native vegetated uplands and wetlands.
3. Sustain the rural character of Alva.

OBJECTIVE 34.3: RURAL VILLAGE FRAMEWORK. Through cooperative efforts among Alva and Lee County, establish the appropriate regulatory and incentive framework to implement Alva's vision for a mixed-use rural village center in the area described in this Objective and depicted on Map 1, page 6 of 8.

POLICY 34.3.1: Alva will work with Lee County to evaluate and amend the Compact Communities Code, Land Development Code Chapter 32, to establish standards for a mixed-use rural village center that provides for walkable residential areas, appropriately located commercial and professional services, and public resources that meet the area's needs consistent with the Alva vision and guiding statements. Through this code, Alva will describe the form, function, street layout, streetscape, and public spaces of the historic core and sub-areas 1 through 4 (including Charleston Park) of the rural village.

POLICY 34.3.2: Alva will work with Lee County to consider designating the rural village and areas therein as historic districts.

POLICY 34.3.3: By 2014, Alva will work with Lee County to establish a maximum height standard in the land development code for the historic core, as depicted on Map , that supports the Alva Methodist Church and the Alva School buildings position as dominant features and landmarks of the rural village.

POLICY 34.3.4: By 2014, Alva will work with Lee County Parks and Recreation Department to explore the feasibility and potential funding for developing and implementing a site improvement plan for the existing boat launch area and facilities on Pearl Street and the Alva Heritage Park on Palm Beach Boulevard and the right-of-way for High Street.

POLICY 34.3.5: To prevent strip development along Palm Beach Boulevard, the majority of acreage available for commercial development will be located within the rural village, particularly the village center (sub areas 1, 2, and 3). By 2014, Alva will work with Lee County to amend the land development code to accomplish this policy.

POLICY 34.3.6: Any new development proposals on parcels within the rural village area currently zoned commercial will be evaluated for consistency with the design and use standards of the rural village through the development review process in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

OBJECTIVE 34.4: CONNECTIVITY. Provide appropriate and reasonable access and linkages throughout Alva, while supporting the area's rural character.

POLICY 34.4.1: By 2014, Alva will work with Lee County to utilize the Compact Communities Code, Land Development Code Chapter 32, to establish a walkable mixed-use rural village center that provides for the needs of pedestrians, cyclists, equestrian riders, and drivers. Through this code, Alva will describe the form, function, and layout of streetscapes, public spaces, roadways, and pathways within the historic core and sub-areas 1 through 4 (including Charleston Park) of the rural village.

POLICY 34.4.2: By 2014, Alva will work with Lee County to provide for multiple connections to the existing transportation network by establishing land development practices and regulations through which new streets and roads—particularly those in residential areas or rural centers—will interconnect with adjacent land uses. Additionally, the regulations will prohibit entry gates and perimeter walls around

residential development. [Comment: This change may address concerns raised with regard to unintended consequences.]

POLICY 34.4.3: During all phases of transportation planning and review, Alva will work with Lee County to address roadway transportation needs in a manner that ensures the rural character of the area, including:

1. Evaluating the capacity and level of service standards for rural roads.
2. Monitoring traffic levels in coordination with Hendry County.
3. Designating North River Road and other qualifying roads as county scenic roads and obtaining Florida Scenic Highway designation from the State.
4. Farm-to-market functions of rural roadways including North River Road and Palm Beach Boulevard.

POLICY 34.4.4: By 2014, Alva will work with Lee County to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through Alva.

OBJECTIVE 34.5: NATURAL RESOURCES AND ENVIRONMENTAL SYSTEMS. Enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of Alva.

POLICY 34.5.1: By 2014, Alva will work with Lee County to establish planning policies and development standards that:

1. Promote developments that protect the integrity, stability, and beauty of the natural environment.
2. Maintain wildlife habitat and habitat travel corridors.
3. Require new development and redevelopment to be designed and operated to conserve critical habitats of protected, endangered, and threatened species, and species of special concern.
4. Increase setbacks from natural areas and surface waters for all new crop land and new structural development and redevelopment.
5. Establish requirements for natural buffers from parcel lines to development areas.
6. Prohibit developments that would harm protected, endangered, and threatened species, or species of special concern.
7. Enhance connectivity to maintain uninterrupted wildlife corridors among, between, and within parcels.
8. Develop surface water management system design standards that incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural surface waters.

9. Evaluate the feasibility and opportunities for an overall surface water management plan.

POLICY 34.5.2: Alva will work with Lee County to identify and evaluate land conservation funding opportunities and acquisition priorities to protect vital natural resources, ecosystems, and habitats from the impacts of clear cutting for residential or agricultural purposes.

POLICY 34.5.3: As a minimum standard, Lee County will require all new development and redevelopment to comply with State of Florida mandated Total Maximum Daily Load (TMDL) requirement for designated water bodies.

POLICY 34.5.4: New development and redevelopment in or near existing and potential wellfields must:

1. Be designed to minimize the possibility of contaminating groundwater during construction and operation.
2. Comply with the Lee County Wellfield Protection Ordinance.

OBJECTIVE 34.6: PUBLIC RESOURCE ACCESS. Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational, and natural resources in Alva.

POLICY 34.6.1: Alva will work with Lee County to identify opportunities to link public lands, facilities, and recreation areas that minimize disturbance of natural systems and wildlife habitat and incorporate these opportunities into the Greenways Master Plan.

POLICY 34.6.2: Alva will work with Lee County to identify potential public uses for significant historic structures and archaeological sites.

POLICY 34.6.3: Alva will work with Lee County to identify areas suitable for passive water-dependent/water-related recreational uses and activities, such as canoe and kayak launch areas, boardwalks, jogging paths, fishing platforms, and waterside parks.

POLICY 34.6.4: Alva will continue to work with Lee County to evaluate appropriate access and use of Conservation 20/20 lands to support kayaking and canoeing, bird watching, hiking, and other passive recreation related to eco-tourism. The development of these 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 34.7: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, land development code provisions, Lee Plan provisions, and zoning approvals. By 2014, Alva will work with Lee County to develop a procedure for appropriate community review of local development orders.

POLICY 34.7.1: As a courtesy, Lee County will register individuals, citizen groups, and civic organizations within 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, email, 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 34.7.2: As a courtesy, Lee County will notify Alva about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling Alva to participate in and pursue the applicability of the guiding statements for Alva's rural character.

POLICY 34.7.3: Alva will work with Lee County 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 34.7.4: The owner or agent for any Planned Development of a requested Lee Plan amendment or zoning action (planned development, conventional rezoning, special exception, or variance requests) within Alva must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such the public workshops information session. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space in Alva, providing notice of the meeting, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff 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 public information session; and a proposal for how the applicant will respond to any issues that were raised.

POLICY 34.7.5: Alva will work with Lee County 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 Alva.

POLICY 34.7.6: Alva will work in coordination and partnership with North Olga to implement and achieve the Northeast Lee County vision, goal, objectives, and policies. As part of this effort, Alva will coordinate with North Olga on the review of development efforts that impact the Northeast Lee Planning Community.

POLICY 34.7.7: Alva will work in coordination and partnership with the other planning communities in the East Lee County area in order to ensure effective collaboration and coordinated planning efforts.

POLICY 34.7.8: Alva will work with Lee County to coordinate planning efforts with the adjacent counties, and other local, regional, state, and federal agencies to maintain the rural character of Alva.