

Underlined language below for Goal 28 will replace the current Goal 28 language in the Lee Plan.

For questions, or comments, please e-mail: PODPlanning@leegov.com

Alva Community: Goal 28

GOAL 28: ALVA COMMUNITY PLAN. Manage future growth in the Alva Community Plan area so as to: preserve its existing rural and agricultural land use pattern; support its viable and productive agricultural operations; and, protect its historic and environmental resources.

OBJECTIVE 28.1: LAND USE. Protect the rural character of the Alva Community Plan area. Rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and preservation of environmentally sensitive lands.

POLICY 28.1.1: Amendments changing the category of the Future Land Use Map to a Future Suburban Area or Future Urban Area within the Alva Community Plan area must demonstrate consistency with the Lee Plan through a concurrent planned development rezoning.

POLICY 28.1.2: Maintain land development regulations that incorporate rural characteristics in the design of both residential and non-residential developments.

POLICY 28.1.3: The preferred location for commercial development within the Alva Community Plan area is on property with a future urban land use designation south of the Caloosahatchee River as of [effective date of Ordinance]. Only minor commercial development is permitted on property with a future urban land use designation located north of the Caloosahatchee River.

POLICY 28.1.4: Commercial development must be designed to minimize impacts on surrounding existing and future residential and agricultural areas.

POLICY 28.1.5: Residential development must be designed to minimize impacts on surrounding existing agricultural uses and areas.

POLICY 28.1.6: All zoning requests for non-residential developments in the Rural future land use category must utilize the planned development rezoning process. Uses will be limited to those that reflect the rural character of the Alva Community Plan area, such as, but not limited to, animal clinics, bait and tackle shops, ecotourism businesses, farm and feed supply stores, lawn and garden supply stores, produce stands, specialty retail stores, plant nurseries and other commercial uses needed to serve the rural community.

POLICY 28.1.7: Deviations from minimum land development regulations for open space, landscape buffers, height, and pedestrian and vehicular interconnections must satisfy the approval criteria for granting a variance in Chapter 34 of the Land Development Code.

OBJECTIVE 28.2: ALVA VILLAGE. Protect the historic resources located within the Alva Community Plan area and establish the Alva Village, as depicted on Map 1, Page 6, where future development is designed to complement the existing historic architectural styles and maintain the compact development pattern.

POLICY 28.2.1: Maintain the Alva Methodist Church and the Alva School buildings as the dominant features within the Alva Village.

POLICY 28.2.2: Formally recognize historic resources by supporting the designation of historic buildings and districts located within the Alva Community Plan area consistent with the Historic Preservation element.

POLICY 28.2.3: Within the Alva Village, the land development regulations for the Mixed Use Overlay may only be used to accommodate the preservation or the adaptive reuse of existing structures and/or to maintain existing development patterns within the Alva Village.

OBJECTIVE 28.3: PROTECTION OF NATURAL RESOURCES. Continue the long-term protection and enhancement of wetland and native upland habitats (including rare and unique habitats) and water quality within the Alva Community Plan area.

POLICY 28.3.1: Preserve critical habitats of protected, endangered, and threatened species, species of special concern, and native plant communities, including subtropical and tropical hardwood hammock, scrub, and wetlands.

POLICY 28.3.2: Developments will be designed so as not to interrupt natural flowway corridors, exacerbate flooding, or reduce water basin storage or water quality within the watershed. Natural flowway corridors, cypress heads, natural lakes, and restored impacted natural surface waters should be used in the design of private surface water management systems.

POLICY 28.3.3: Support the use of private and public land conservation and acquisition programs as mechanisms to ensure long-term wetland and native upland habitat preservation and water quality.

OBJECTIVE 28.4: WATER ACCESS: Provide water access facilities within the Alva Community Plan area in locations with safe and convenient public access and with no impacts to environmentally sensitive areas.

POLICY 28.4.1: Explore the feasibility and potential funding for the development of additional water access facilities.