

Comment Card

Community Planning Area: Alva

Comments: Do NOT approve the
planned or proposed Galt
driving range for
Rte 50 in Alva

- why - DESTRUCTION of environment
- DESTRUCTION of rural
- character
- DESTRUCTION of Alva
- citizen's clear will.

Continue on back

email to: PODPlanning@leegov.com

Ken [Signature]
- 7 Gate St.
Alva

Comment Card

Community Planning Area: AWA

Comments:

DOT - RELATED COMMENT:

- CUT-THROUGH TRAFFIC ON SAVAGE AVE.
AND FRANK ST. (EAST OF BROADWAY)

- BIG TRUCKS - DUMP TRUCKS, SCHOOL BUSES, SOCIAL BUSES

- WOULD LIKE TO SEE SPEED HUMPS

Dzik Siemieniski

alo@dzik.ws

P.O. Box 15

ALVA, FL.

33920

(continue on back)

Comment Card

Community Planning Area: ALVA

Comments: _____

Keep ALVA GREEN, THATS why we

ARE Here. We WANT To see cows NOT

MORE Houses Like The Cape.

Continue on back

email to: PODPlanning@leegov.com

Comment Card

Community Planning Area: EAST TUCKAHOE

Comments:

22160 TUCKAHOE RD ALVA, FL 33920

SALT - WATER INTRODUCTION IN BOTH SHALLOW
& DEEP WELLS

239-728-6221 DAN POWERS

(continue on back)

Comment Card

Community Planning Area: Alva

Comments: _____

require a PD for 10 units or more

~~could require~~

Continue on back

email to PODPlanning@leegov.com

Comment Card

Community Planning Area: LVVA

Comments: NEED TO LOOK AT CHARLESTON
PARK FOR DEVELOPMENT INCENTIVES TO
HELP A HISTORIC COMMUNITY OF AFFORDABLE
HOUSING

Continue on back

email to: PODPlanning@leegov.com

From: Nancy Lee nancyleealva@gmail.com
Subject: Alva Community Plan
Date: Mar 20, 2019 at 8:33:56 AM
To: nancyleealva@gmail.com

I am disappointed that I am not able to attend the Saturday Alva Planning Meeting March 23. Please take this e-mail to the Community Center showing my support for keeping Alva rural.

For the record: I support Ruby Daniels and Alva, Inc.'s community plan to keep Alva rural.

Thank you Lee County for giving us a voice. Please listen to our community voice in Alva, Inc. and Ruby Daniels.

Sincerely,
David Lee
Pearl St., Alva

Nancy Lee 🕶️
Sent from my iPad

On Mar 16, 2019, at 8:30 PM, On The River
<kendewalt1@gmail.com> wrote:

Special ON THE RIVER Alva Florida E-
NEWSLETTER Bulletin

From: Nancy Lee nancyleealva@gmail.com
Subject: Re: This is a Special ON THE RIVER E-
NEWSLETTER Bulletin
Date: Mar 20, 2019 at 8:30:18 AM
To: kendewalt1@gmail.com

Ken, I am disappointed that I am not able to attend the Saturday Alva Planning Meeting March 23. Please take this e-mail to the Community Center showing my support for keeping Alva rural.

For the record: I support Ruby Daniels and Alva, Inc.'s community plan to keep Alva rural.

Thank you Lee County for giving us a voice. Please listen to our community voice in Alva, Inc. and Ruby Daniels.

Sincerely,
Nancy Lee
Pearl St., Alva

Nancy Lee 🕶️

Sent from my iPad

On Mar 16, 2019, at 8:30 PM, On The River
<kendewalt1@gmail.com> wrote:

Special ON THE RIVER Alva Florida E-
NEWSLETTER Bulletin

Heritage trees?

50'

- (1) A 25-foot-wide modified Type "D" buffer must be provided along all abutting external rights-of-way. The buffer must contain five native canopy trees and 66 shrubs per 100 linear feet installed according to section 10-421. Canopy trees and shrubs must be clustered.
- (2) A 30-foot-wide Type "F" buffer installed according to section 10-421 is required where proposed residential lots abut external active agricultural uses, excluding pasturelands, or abut residential lots equal to or greater than one acre. The buffer must contain five native canopy trees, 66 shrubs per 100 linear feet, and four foot non-opaque fence installed according to section 10-421. Canopy trees and shrubs must be clustered.
- (3) A flow-way buffer meeting the requirements of Section 10-416(d)(9) must be provided where development abuts or is adjacent to existing or restored flow-ways.

Commercial Development

Public input indicated that the location of commercial development should be limited. There are legal challenges to restricting commercial development, especially where it is already an allowed use.

LEE PLAN AMENDMENTS

To reflect the vision of Alva stakeholders, staff is proposing provisions that will: direct commercial development to the future urban land use designations south of the river; limit commercial development in the future urban areas north of the Caloosahatchee River to minor commercial development; and, limit non-residential uses in the Rural future land use category to those that reflect the rural character of the Alva Community Plan area. Consistent with the Rural future land use category, staff is also proposing to remove the Mixed-Use Overlay from lands within the Rural future land use category. Lee Plan amendments to address commercial development are as follows:

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 28.1.6: All zoning requests for non-residential developments in the Rural future land use category must utilize the planned development rezoning process. Uses

* RV Resorts in Rural in Alva Community. *

measure ~~from~~ height - how - Jim Ink. +1 or from BFE.
do we measure from BFE or +1 one

* North River Rd. Improvements.

feedback - positive

→ Heritage tree replacement - current only in 10-421
33-1657 want a larger size. → want a 4" DBH

→ front yard ~~side~~ setback - not clear - needs to be stated.

→ subdivision of land - when does that start? require a PD
for 10 units.

* Historic Core ⇒ not represented on maps.

Lee Plan Goal 28: Lee Plan Goal 28: Alva Community Plan Topic Summary & Lee Plan Amendments

Lee County staff hosted a community visioning workshop at the Lee Plan Goal 28: Alva Community Park in March 2018 pertaining to the Lee Plan Goal 28: Alva Community Plan, Goal 28 of the Lee Plan. The visioning workshop was the first step in defining and updating the community planning goals for the Lee Plan Goal 28: Alva Community Plan area. The input received from the workshop was analyzed by staff and grouped into five topics. Based on the topics that were identified as important to Alva stakeholders, staff is proposing the following Alva Community Plan, Goal 28 is proposed:

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.

The five topic areas identified by the Alva community through this process are:

- Community Character (Page 1);
- Commercial Development (Page 8);
- Natural Resources (Page 10);
- Public Facilities (Page 11); and,
- School Facilities and curriculum (Page 15)

Each topic is addressed with proposed Lee Plan and, for some topics, Land Development Code amendments. In some cases, revisions to Goal 27, Northeast Lee County, are proposed to fully address topics important to Alva stakeholders.

Community Character

Public input indicated community character of Alva should be maintained by limiting density to one unit an acre in the Rural future land use category, clustering development to preserve large areas of open space, maintaining the character and pattern of the "Alva Village," and limitations on amending the Future Land Use Map to future land use categories that allow more density and/or intensity. The Community Plan area currently has future land use categories that limit density to less than one unit per acre, including Density Reduction/Groundwater Resource and Open Lands. The Community Plan area also includes future land use categories that allow density of more than one dwelling units per acre, including Urban Community and Outlying Suburban. There are legal challenges to restricting residential densities to less than what is currently allowed.

What does this mean?

1. Up to one (1) TDU may be created per five (5) acres of preserved or restored wetlands.
2. In the Rural future land use category:
 - a. Up to one (1) TDU may be created for each one (1) acre of upland encumbered by an agricultural easement meeting the requirements of the Land Development Code, Chapter 2, Article IV.
 - b. Up to two (2) TDUs may be created for each one (1) acre of indigenous or restored native vegetated upland encumbered by a conservation easement.
3. In the Open Lands future land use category:
 - a. Up to one (1) TDU may be created for each five (5) acres of upland encumbered by an agricultural easement meeting the requirements of the Land Development Code, Chapter 2, Article IV.
 - b. Up to one (1) TDU may be created for each 2.5 acres of indigenous or restored native vegetated upland encumbered by a conservation easement.
4. In the DR/GR future land use category:
 - a. Up to one (1) TDU may be created for each ten (10) acres of upland encumbered by an agricultural easement meeting the requirements of the Land Development Code, Chapter 2, Article IV.
 - b. Up to one (1) TDU may be created for each five (5) acres of indigenous or restored native vegetated upland encumbered by a conservation easement.
5. Up to two (2) TDUs may be created from a single-family lot or parcel designated as wetlands that holds an affirmative Minimum Use Determination pursuant to Chapter XIII.

b. Receiving area density and intensity equivalents of Northeast Lee County TDUs.

1. One (1) Northeast Lee County TDU will be equal up to two (2) dwelling units when transferred to eligible receiving lands located outside of the Northeast Lee County Community Plan area.
2. One (1) Northeast Lee County TDU will be equal up to one (1) dwelling unit when transferred to eligible receiving lands as specified in the Alva and North Olga Community Plans.

POLICY 27.2.2: Properties located within the Northeast Lee County Community Plan area may only receive Northeast Lee County TDUs. (Ordinance No. 11-14, 18-18)

POLICY 27.2.3: The County will administer the TDR program and will develop a clear and concise forum to disseminate program information and records, including but not limited to a: TDR program website that will provide general program information, rules and guidelines; TDU administrative determination application; county-approved form of conservation easement; certified TDU database with ownership information; and, TDU

Fix
inconsistency
w/ 27.1.6

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, or pedestrian and vehicular interconnections must satisfy the variance review criteria to be approved.

LAND DEVELOPMENT CODE AMENDMENTS

In addition to land development regulations for both residential and non-residential development, staff is proposing new implementing language in the Land Development Code specific to commercial development as follows:

Sec. 33-1658. Commercial development standards.

In addition to the standards of Subdivision II, all development that is subject to review pursuant to section 10-602 may not exceed two acres of total impervious area or have more than one acre of outdoor display area.

Subdivision IV. ALVA VILLAGE

What does this mean?

Sec. 33-1659. Applicability.

The provisions of this Subdivision apply to all development located within Alva Village, as depicted on Lee Plan Map 1, Page 6.

Sec. 33-1660. Mixed Use Overlay.

The alternative property development regulations provided in Chapter 34 for development within the Mixed Use Overlay may be used on property located within the Alva Village subject to the following:

(a) The alternative property development regulations are necessary for the preservation or the adaptive reuse of existing structures and/or to maintain existing development patterns within the Alva Village.

(b) The alternative property development regulations provided in Chapter 34 are modified as follows:

(1) Minimum building setbacks.

- i. Side setback. Except as may be necessary to meet the landscape requirements of this code, no setback from side property lines is required.

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.

LAND DEVELOPMENT CODE AMENDMENTS

Staff is also proposing new implementing language in the Land Development Code as follows:

Sec. 33-1657. – Landscaping, preserve, and open space.

(c) Preserve requirements.

- (2) On-site preserve areas must be contiguous to or connected to established off-site preserve areas abutting the development.
- (3) Prior to issuance of local development order, a human-wildlife co-existence plan containing the following must be submitted and approved:
 - a. A list of wildlife species expected to reside in preserve areas;
 - b. Educational material to be distributed to residents, tenants or occupants of the development; and
 - c. A map of the wildlife corridor and crossing areas.

*Prohibit internal preserves?
Clarify what connected means.*

Public Facilities

Attendees of the visioning expressed a desire for access to public facilities near the Community Plan area including water access, parks and recreation, and conservation 20/20 land and opportunities for multi-modal, scenic connectivity to these facilities. There are numerous existing Lee County parks, recreation centers, Conservation 20/20 preserves, and water access facilities within the Alva Community Plan area and several additional facilities available within close proximity. These include: Caloosahatchee Regional Park, Hickey Creek, Alva Community Park, Daniels Preserve at Spanish Creek, Alva Scrub Preserve, Alva Cypress, Bob Janes Preserve, Telegraph Creek Preserve, Olga Shores Preserve, Alva Boat Ramp, Franklin Lock North and Franklin Lock South.

LEE PLAN AMENDMENTS

Staff is proposing the following Lee Plan provisions to maintain these facilities, and explore opportunities for new facilities and multi-modal connectivity.

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.

POLICY 27.1.5: Identify areas within the Northeast Lee County Community Plan area that are suitable for public water-related recreation, such as canoe/kayak launches, boardwalks, jogging paths, fishing platforms, and waterside parks.

OBJECTIVE 27.4: CONNECTIVITY. Maintain multi-modal connectivity across the Northeast Lee County Community Plan area. (Ordinance No. 11-14, 18-18)

POLICY 27.4.1: Support multiple modes of travel for residents, businesses, visitors, and commercial agricultural operations within the Northeast Lee County Community Plan area. (Ordinance No. 11-14, 18-18)

POLICY 27.4.2: Incorporate alternatives to roadways (e.g., greenways, blueways, equestrian trails, and other pedestrian pathways) in new development designs and, when feasible, future capital improvements within the Northeast Lee County Community Plan area will connecting people to public lands, recreation areas, public facilities, and Future Urban Areas. (Ordinance No. 11-14, 18-18)

POLICY 27.4.3: Evaluate the designation of North River Road as a constrained roadway for scenic purposes.

POLICY 27.4.4: Incorporate development of a multipurpose path to run the entire length of North River Road as shown on the Lee County Greenways Master Plan, Map 22, in development designs and, when feasible, planned future capital improvements. (Ordinance No. 11-14, 18-18)

What does this mean?

