

POLICY 28.2.1

Alva will work with Lee County to **ensure that future development projects maintain or enhance Alva's rural character** by establishing planning policies and LDC standards that are compatible with Alva's vision and guiding principles.

POLICY 28.3.5

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 2 and 3).

From the Application

- EMS: A Letter of Service Availability dated September 12, 2022, states that “**service availability for the proposed development of this property is not adequate at this time.**”
- Medic 11 is located 8.4 miles west and not able to meet existing service standards for the proposed development.

From the Application

- Lee Plan Policy 95.1.3 identifies Emergency Medical Services LOS as non-regulatory, and further provides “Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes.” However, staff recommends a condition in the concurrent planned development requiring that the service deficiency is addressed prior to development.

Non-Regulatory Standards VI-3

9. Emergency Medical Service LOS:

3.18 advanced life support ambulance stations per 100,000 population with a 5 ½ minute average response time.

(Ord. No. 91-19, 92-35, 94-30, 99-15, 00-08, 00-22, 02-02, 07-09, 08-17, 08-27, 10-36, 11-22, 14-09, 16-07, 17-19)

Policy 2.2.1

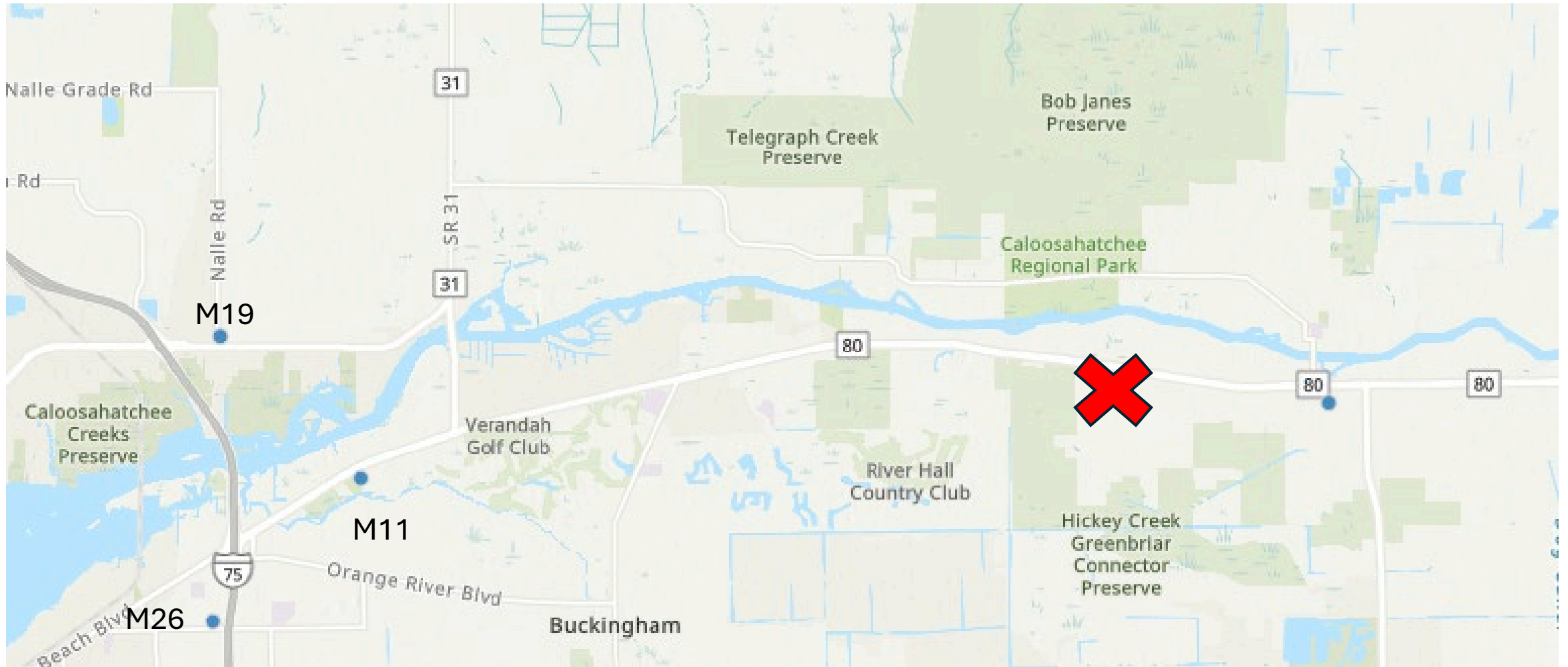
POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, **EMS**, fire and police protection, and other public facilities; compatibility with surrounding land uses; **and any other relevant facts affecting the public health, safety, and welfare.** (Ord. No.

94-30, 00-22)

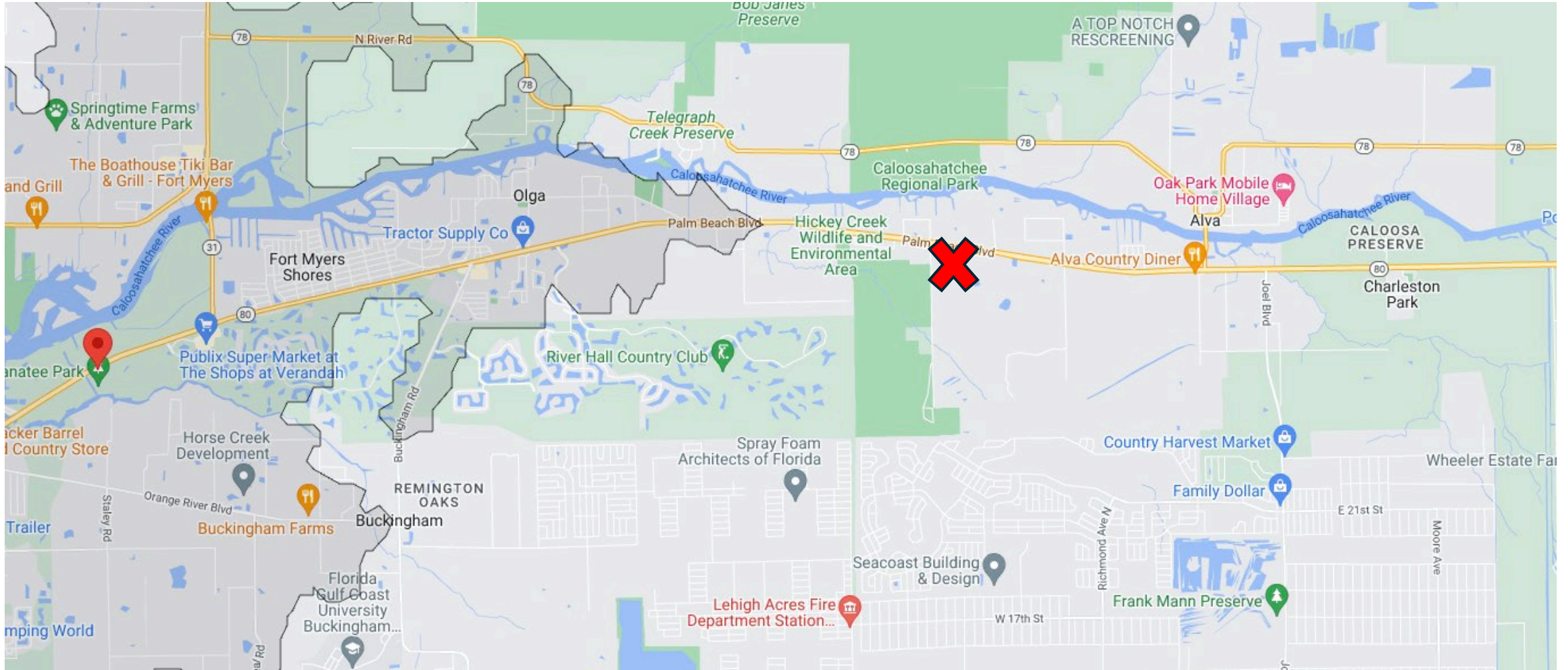
Sec. 10-162 Response Time Standards

- (2)
- The County will rely on fractile response time reliability for this evaluation. It will be the goal of the certificate holder within Lee County to comply with a turnout or out of chute time of one minute (60 seconds) daytime and two minutes (120 seconds) nighttime and a response time of **eight minutes (59 seconds) (for a total of 539 seconds)** or less at the 90th percentile for high acuity calls for service classified as "delta" or "echo" under the medical priority dispatch system.

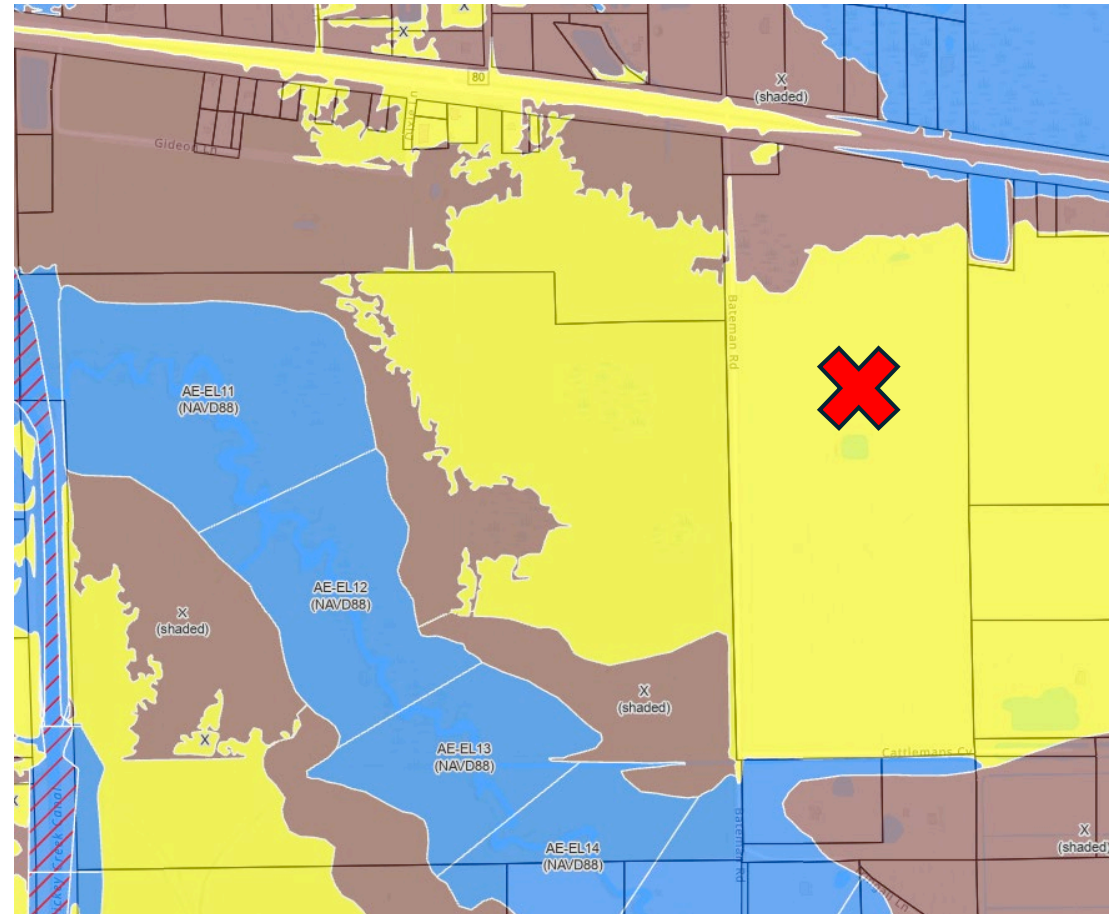
Lee County EMS Station Locations



8:59 Drivetime Map



FEMA Flood Map 2022



Timeline

- 2004 – Ft. Myers Shores acquires property for station as part of development agreement.
- 2018 – River Hall Additional Density
 - EMS agreement – ambulance purchase
- 2023 – November 7, 2023, EMS requests funding for 12-hour ambulance for station 82 (no agreement in place for use of station)
- 2023 – December 11, 2023, station 82 opens