

LEE COUNTY ORDINANCE NO. 11-21
(Alva Community Plan)
(CPA2010-00017)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE ALVA COMMUNITY PLAN (CPA2010-00017) APPROVED DURING A PUBLIC HEARING DURING THE COUNTY'S 2010/2011 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED TEXT; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board");

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on May 23, 2011;

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 13, 2011. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Northeast Lee County and Alva Community Plan (CPA2010-00017) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment;

WHEREAS, at the June 13, 2011 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and

WHEREAS, on September 28, 2011, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

(Note: The provisions previously included and pertaining to Northeast Lee County were adopted in CPA2010-00005, heard earlier on the Board's agenda this same day. Those provisions have been removed from this Ordinance.)

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Alva Community Plan Ordinance (CPA2010-00017)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to incorporate the results of the Alva planning effort.

The Lee County Board of County Commissions adopted changes to the goals, policies and objectives of the Lee Plan for the Alva Community Plan, along with changes to Lee Plan Map 1, Pages 2 and 6a, attached as part of Exhibit A.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

Proposed amendments adopted by this Ordinance are attached as Exhibit A. Additional text is identified by underlining; deleted text is identified by strike-thru.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, and amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner Tammara Hall, who moved its adoption. The motion was seconded by Commissioner John Manning. The vote was as follows:

John E. Manning	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

[Remainder of page intentionally left blank.]

DONE AND ADOPTED this 28th day of September 2011.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY BOARD
OF COUNTY COMMISSIONERS

BY: Marcia Wilson
Deputy Clerk

BY: Frank Mann
Frank Mann, Chair

Approved as to form by:

John J. Fredyma
John J. Fredyma
Assistant County Attorney
County Attorney's Office



Exhibit A: Text Amendments pertaining to the Alva Community Plan
(Adopted by BOCC 9-28-11)
Future Land Use Map - Map 1, Page 2 of 8 (Former - Prior to Amendment)
Future Lane Use Map - Map 1, Page 2 of 8 (Adopted by BOCC 9-28-11)
(with attachments showing Enhanced Detail)

EXHIBIT "A"

Alva Vision

The mission of the people of the community called Alva, Florida, is to preserve and protect its unique historical, rural, agricultural, ~~and small town~~ flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, surrounding citrus groves, and cattle ranches, natural environment, and natural resource areas, centered around its rural village, 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 the Alva rural village grows improves to accommodate the foreseeable population growth within the greater rural area, we aim to will work together to make sure Alva remains a continues to be the place we want to live in and call home.

The Guiding Statements for the Alva Rural Village and Community Character of the Alva area follow.

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf of Mexico 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 rural 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 Ssouthern Vvictorian 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 ons of streets, and the addition of pedestrian and bicycle pathways, and centralized park-once parking areas have made make 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~~ historic core 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 agriculture, conservation, and recreational areas ~~that surround~~ within the rural area 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 the Alva rural village to school and the recreational facilities in the village ~~central Alva~~. 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 a found the area of the signalized intersection~~ rather than lining the highway with strip commercial structures. New neighborhood-scale developments combine 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 rural village area with curbed medians, a traffic signal at the Broadway intersection, and enhanced with generous plantings.

Strategically located median breaks and access ~~streets~~ points 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 developed in cooperation with Lee County and other partnering agencies and organizations.

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 graphics 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 roadways 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 opportunity 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 the rural village and its surrounding natural amenities, preserved its heritage, and ensured it's the long-term quality of life for the entire Alva area.

Future Land Use, Alva Goal 34

Goal 26 and the accompanying objectives and policies is to be replaced with Goal 34 and accompanying objectives and policies.

~~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)~~

~~OBJECTIVE 26.1: 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. (Added by Ordinance No. 09-07)~~

~~POLICY 26.1.1: The County will utilize the Rural Village Mixed Use Overlay, 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 area by providing a procedure and mechanism through which the area may be master planned. Master planning will include development guidelines and standards that are intended to provide an incentive driven alternative to the standard zoning currently in place and other land development regulations. All new development must conform to 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 will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations. (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" 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 uses.~~
- ~~3. Architectural standards for buildings (other than single family homes).~~
- ~~4. Sign criteria.~~
- ~~5. Building setback.~~
- ~~6. Building height and/or number of floors.~~
- ~~7. Site design standards that bring buildings close to the street with parking behind.~~
- ~~8. Provision for shared access and parking areas across lot lines or in centralized off-site parking areas.~~
- ~~9. On-site landscaping and screening standards that contribute to an overall streetscape concept.~~
- ~~10. Variation of paving materials as alternative to impervious surfaces (shell, pavers).~~
- ~~11. Pedestrian, parking and streetscape improvements.~~
- ~~12. Provision for limitations on Floor Area Ratio for Commercial 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).~~
- ~~15. Criteria that will allow for development of granny flats 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, which will:~~

- ~~1. Connect residential and business areas by wide pathways that can safely accommodate pedestrians, bicycles, and other non-motorized 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 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 and implementing an expansion of the existing boat launch area and facilities. (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 use development in the new Village Centers to be incorporated into a 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 travelers 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. Sign criteria.~~
- ~~6. Building setback.~~
- ~~7. Building height and/or number of floors.~~
- ~~8. 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, 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: 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 Vision 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 will make every effort to implement the 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)~~

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 agricultural lands and 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 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, not directly associated with Alva's commercial agriculture, are prohibited in Alva. By 2014, Alva will work with Lee County to establish regulations in the land development code to further this policy.

POLICY 34.1.5: New natural resource extraction mining activities 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.

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: 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 a supermajority of the members 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 history buildings and districts.
3. Evaluate the effects of county regulations on designated historic districts.
4. Modify regulations, as necessary, to protect both the interests of the historic structures owners 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 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 1, Page 6a of 8, 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 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 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: 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, layout, streetscape, and public spaces of 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 be required to interconnect with adjacent land uses. Additionally, the regulations will prohibit entry gates and perimeter walls around residential development.

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 development setbacks from natural areas and surface waters.
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 links into the Greenways Master Plan.

POLICY 34.6.2: By 2014, 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. 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.

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, providing notice of the meeting in Alva, 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.

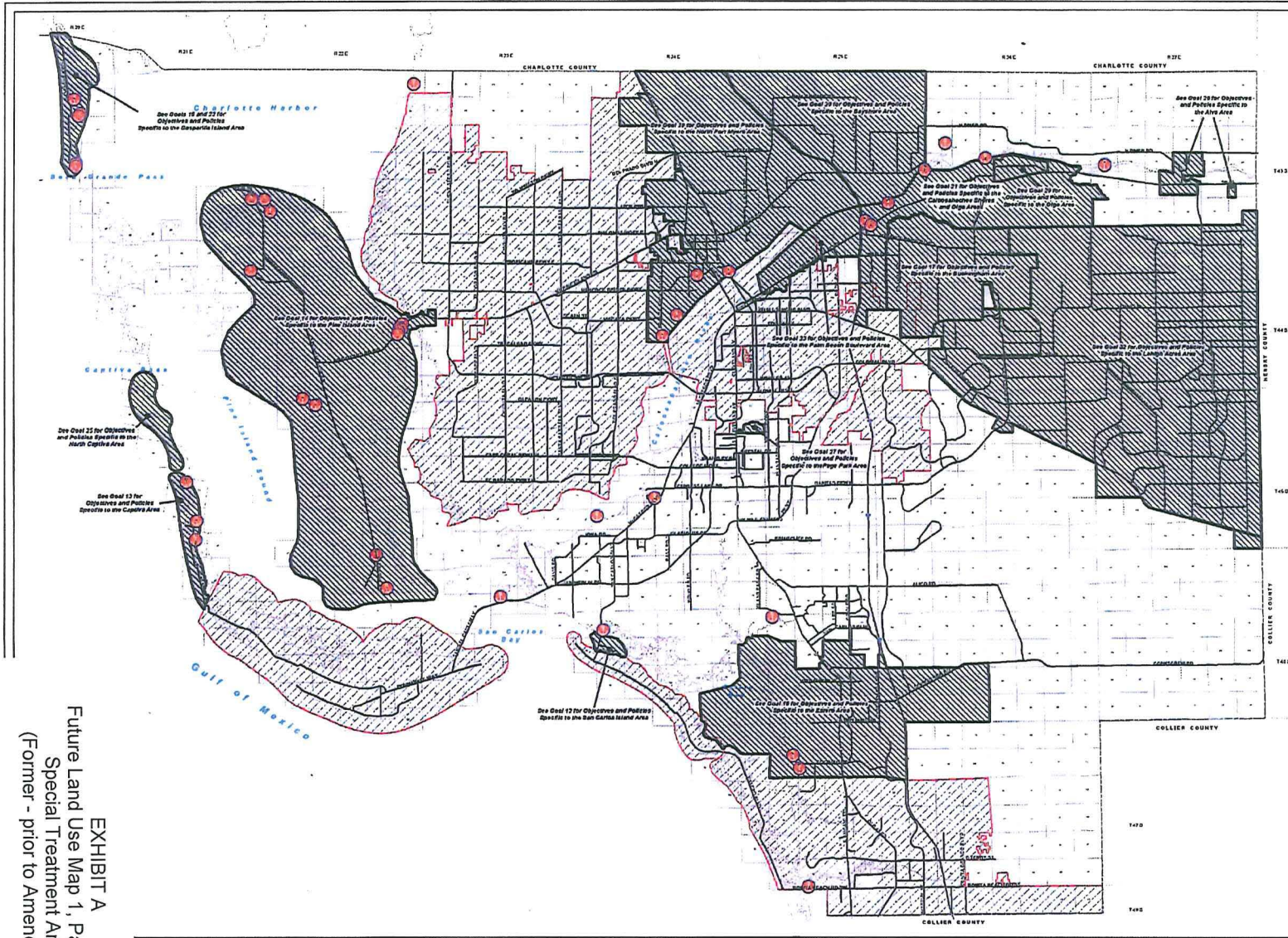
POLICY 34.7.7: Alva will work in coordination and partnership with the other planning communities in the East Lee County area in order to ensure effective collaboration and coordinated planning efforts.

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.

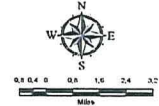
SPECIAL TREATMENT AREAS

Legend

- Water Dependent Overlay
- Community Planning Areas
- City Limits



LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING






Map Generated: July 2010
City Limits current to date of map generation
Last Amended: June 2, 2010
Amended by Ordinance Nos.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,
09-07, 09-08, 09-09, 09-10, 09-11, 10-16

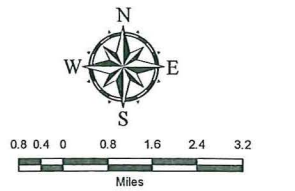
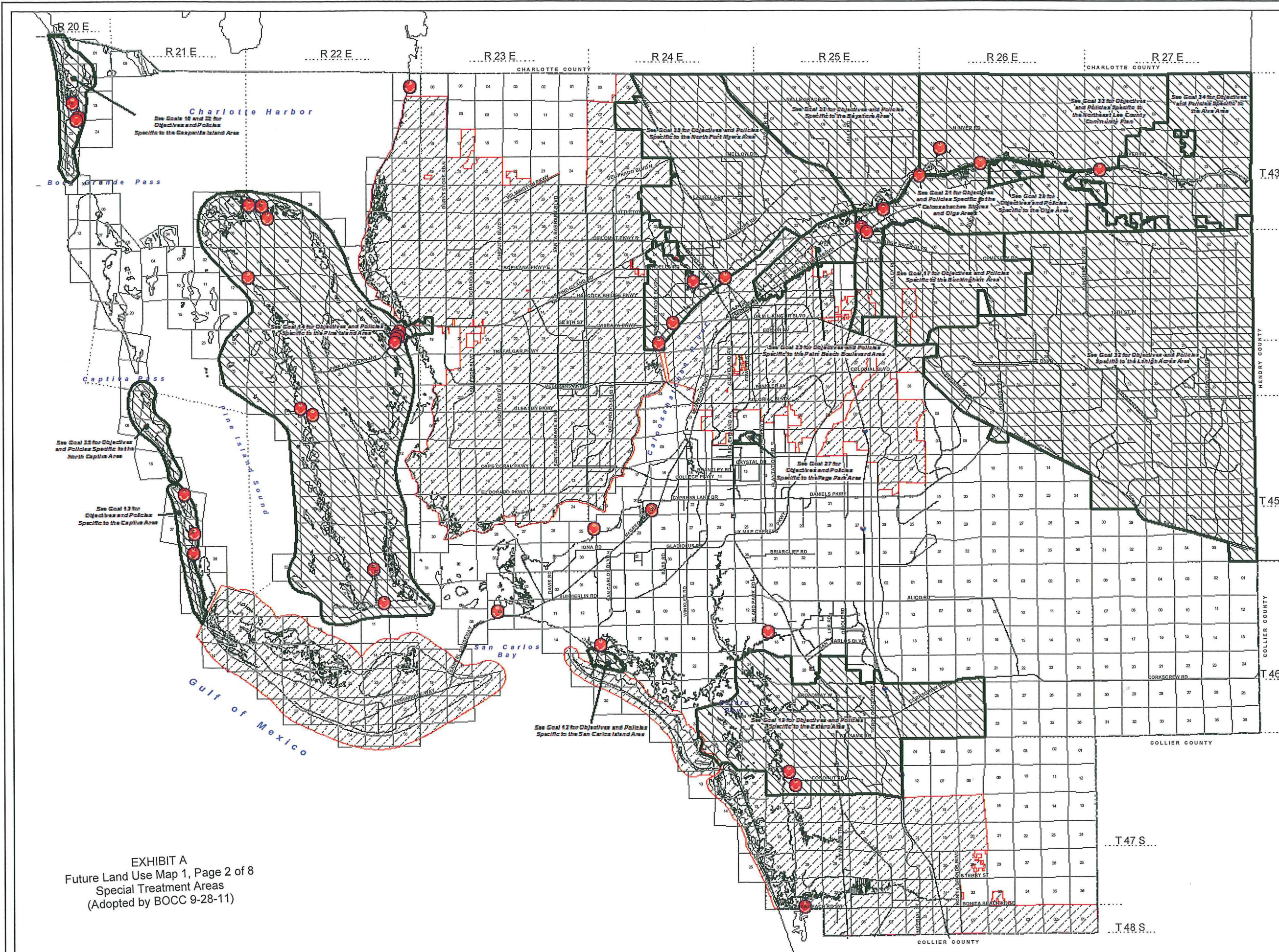
Lee Plan Map 1
Page 2 of 8

EXHIBIT A
 Future Land Use Map 1, Page 2 of 8
 Special Treatment Areas
 (Former - prior to Amendment)

SPECIAL TREATMENT AREAS

Legend

-  Water Dependent Overlay
See Maps 2 and 12 for Details
-  Community Planning Areas
-  City Limits

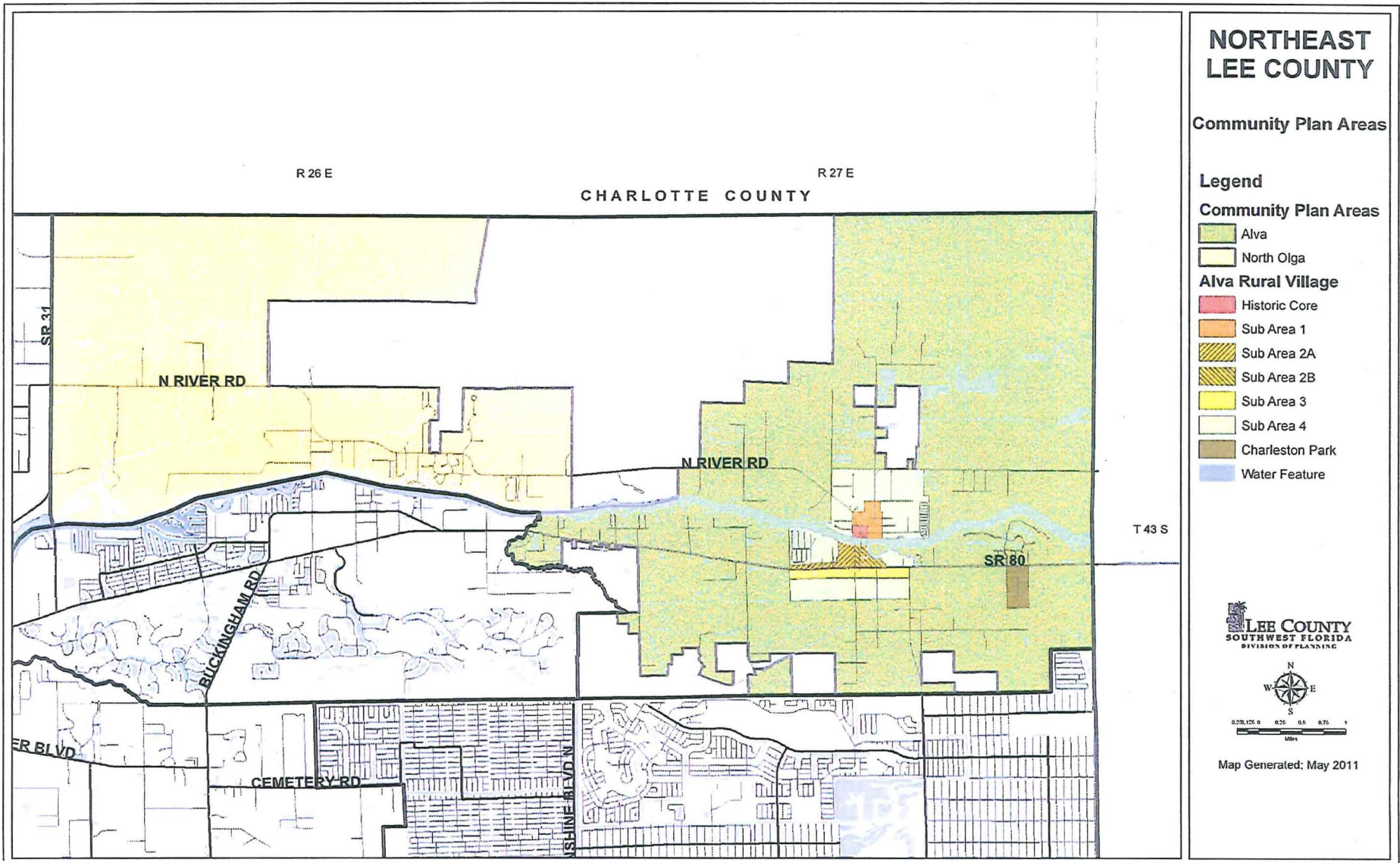


Map Generated: September 2011
City Limits current to date of map generation

Last Amended: June 2, 2010
Amended by Ordinance Nos.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,
09-07, 09-08, 09-09, 09-10, 09-11, 10-16

CPA2010-00017

EXHIBIT A
Future Land Use Map 1, Page 2 of 8
Special Treatment Areas
(Adopted by BOCC 9-28-11)



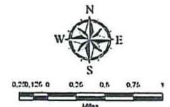
NORTHEAST LEE COUNTY

Community Plan Areas

Legend

Community Plan Areas

- Alva
- North Olga
- Alva Rural Village**
- Historic Core
- Sub Area 1
- Sub Area 2A
- Sub Area 2B
- Sub Area 3
- Sub Area 4
- Charleston Park
- Water Feature



Map Generated: May 2011

EXHIBIT A
 Northeast Lee County
 Community Plan Areas
 (Adopted by BOCC 9-28-11)

Enhanced Detail

STATE OF FLORIDA

COUNTY OF LEE

I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby certify that the above and foregoing, is a true and correct copy of Ordinance No. 11-21, adopted by the Board of Lee County Commissioners, at their meeting held on the 28th day of September, 2011 and same filed in the Clerk's Office.

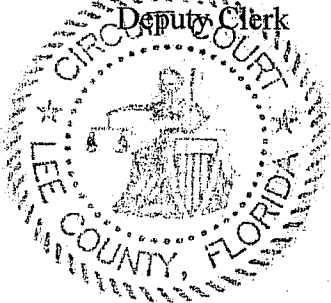
Given under my hand and seal, at Fort Myers, Florida, this 6th day of October, 2011:

CHARLIE GREEN,
Clerk of Circuit Court
Lee County, Florida

By:

Marcia Wilson

Deputy Clerk





FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

DIVISION OF LIBRARY AND INFORMATION SERVICES

KURT S. BROWNING
Secretary of State

October 10, 2011

Honorable Charlie Green
Clerk of Court
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Attention: Marcia Wilson, Deputy Clerk

Dear Mr. Green:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 6, 2011 and certified copies of Lee County Ordinance Nos. 11-13, 11-14, 11-15, 11-16, 11-17, 11-18, 11-19, 11-20, 11-21, 11-22, 11-23 and 11-24, which were filed in this office on October 10, 2011.

Sincerely,

Liz Cloud
Program Administrator

LC/jw

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2011 OCT 14 PM 2:47



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