

## **ADDITIONAL OBJECTIVES AND POLICIES FOR CONSIDERATION – Condensed Language**

**OBJECTIVE 26.4: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and consideration of all County development orders, development permits, regulations, Land Development Code provisions, Lee Plan provisions, and zoning changes in the Alva Planning Community.

**POLICY 26.4.1:** As a courtesy, Lee County will register citizen groups and civic organizations within the Alva Planning Community that 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 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 26.4.2:** The Alva Community Planning Panel will establish a "document clearing house" in the Alva Planning Community, 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 26.4.3:** The applicant for any development order, development permit, Land Development Code amendment, Lee Plan amendment, or zoning change request within the Alva Planning Community must conduct one (1) public informational session where the applicant will provide a general overview of the project for any interested citizens. Lee County encourages County staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff and the Alva Community Planning Panel 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 meeting; and a proposal for how the applicant will respond to any issues that were raised.

**POLICY 26.4.4:** Upon request Lee County will collaborate with the Alva Community Planning Panel to improve the community's understanding of natural resources by providing educational programs on energy conservation, solid waste management, hazardous waste, surface water runoff, septic maintenance, water conservation, xeriscaping, green building, cultural resources, and history. The site for these programs will be located in the Alva Planning Community.

**OBJECTIVE 26.5: INTERGOVERNMENTAL COORDINATION.** Due to the unique tri-county location of the Alva Planning Community, Lee County will work with the Alva Community Planning Panel, Charlotte, Glades, and Hendry Counties, the Southwest Florida Regional Planning Council, the South Florida Water Management District and other local, regional, state, and federal agencies to propose and resolve intergovernmental concerns to preserve the rural character of the Alva Planning Community.

**POLICY 26.5.1:** Lee County will support the Alva Community Planning Panel's efforts to coordinate planning efforts with the adjacent counties and with community planning organizations in Lee County to preserve the rural character of the Alva Planning Community.

**OBJECTIVE 26.6: NATURAL RESOURCES.** Prohibit degradation of estuarine, riverine, and wetland resources and loss of native upland vegetation and wildlife habitats. Development that would result in loss of wildlife habitat or adversely impact any protected species is prohibited.

**POLICY 26.6.1:** Lee County will not approve or support any new canals in the Alva Planning Community or any new artificial channels in natural waters within one mile of the Alva Planning Community.

**POLICY 26.6.2:** New development, including "planned development" rezoning approvals, new subdivisions, and agriculture, that adjoin the Caloosahatchee River and associated wetlands and natural tributaries must preserve or create a 50-foot-wide native vegetated buffer area between the development and the waterbody or associated wetlands. For agriculture, this requirement:

- will be implemented through the notice-of-clearing process in chapter 14 of the Land Development Code;
- will include a requirement to use this area as a riparian forest buffer with an adjoining filter strip wherever farmland abuts wetlands; and
- if native vegetation does not currently exist, native tree cover will be established within three (3) years of issuance of the notice of clearing.

**POLICY 26.6.3:** Lee County will continue to purchase environmentally sensitive areas, uplands, wetlands, eagle nesting areas, and archaeological and historic sites in the Alva Planning Community in accordance with the priorities set out in this plan.

**POLICY 26.6.4:** Lee County will design a program by December 2012 to assess the condition of septic tank drainfields along waterways in the Alva Planning Community. This program will analyze whether current soil conditions or the density, age, or condition of drainfields are likely to be degrading the waterways. The Alva Community Planning Panel will provide in-kind assistance to this effort. If serious degradation is taking place, Lee County will assess the feasibility of various corrective measures and report this information to the community in consultation on priorities for action.

**POLICY 26.6.5:** Development must not have an adverse impact on any existing, viable onsite occupied wildlife habitat for protected species, species of special concern, threatened or endangered species.

**POLICY 26.6.6:** All proposed fencing must be designed to permit wide-ranging animals to traverse the site.

**POLICY 26.6.7:** Through the development review process, development will be designed and operated to conserve critical habitat of protected species. This will be accomplished through implementing regulations, incentives, and public acquisition.

**OBJECTIVE 26.7: RURAL CHARACTER.** Develop and maintain, through innovative and on-going efforts, incentive-based and/or regulatory programs to protect and enhance wetland habitats, water quality, natural upland habitats, agricultural lands, community facilities, rural land use patterns, existing infrastructure capacity, and historically significant features in Alva.

**POLICY 26.7.1:** Lee County will amend the Land Development Code to limit the height of new buildings in the Alva Planning Community to two stories above flood elevation. No building or structure may be erected or altered so that the maximum building height above base flood elevation, (and not including the roof structure) is higher than 25 feet.

**POLICY 26.7.2:** Lee County will encourage and support efforts by the Alva Community Planning Panel to strengthen existing vegetation ordinances to establish a landscaping code for the Alva Planning Community that requires all new development, including single family residences, to implement minimum landscaping requirements intended to preserve, promote, and enhance the existing native vegetation and tree canopy on the community. New landscaping requirements will focus on areas including, but not limited to, buffering and separation between new structures and North River Road, buffering between adjoining properties, preservation and enhancement of native plant communities including, but not limited to subtropical and tropical hardwood hammock, scrub and wetlands.

**POLICY 26.7.3:** Lee County will encourage and support efforts by the Alva Community Planning Panel to investigate and recommend measures that will improve water quality in the Caloosahatchee River and its tributaries. Such measures may include innovative alternative sewage treatment facilities only if sized to limit development in accordance with this plan.

**POLICY 26.7.4:** Lee County will encourage and support efforts by the Alva Community Planning Panel to develop and submit ordinances that will encourage the siting and building of structures consistent with the historical character of the Alva Planning Community.

**POLICY 26.7.5:** Lee County will not consider any request for a comprehensive plan or zoning change that increases density on any property in the Alva Planning Community above what is currently approved. Density increases within the Alva Planning Community are prohibited.

**POLICY 26.7.6:** Variances must be limited to unique, specifically authorized circumstances and will be allowed only in situations where unnecessary hardship would otherwise occur; i.e., where all of the following criteria are strictly met: Where the hardship cannot be corrected by other means allowed in the ordinances; and where strict enforcement of the regulations allows the property owner no reasonable use of the property; and where the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties located in the same area and within the same Future Land Use Map category; and where the applicant did not cause the need for the variance; and where the variance is not contrary to the spirit of the Lee Plan, the Land Development Code, and all other Lee County ordinances.

**POLICY 26.7.7:** By December 2012 Lee County will assist the Alva Community Planning Panel to create a comprehensive community landscape plan that addresses specific native tree species, tree placement, public safety, access and utilities to facilitate the establishment and restoration of tree canopy. The comprehensive Alva Planning Community landscape plan will identify funding sources for implementing the plan and will designate the entity or entities responsible for long term maintenance.

**OBJECTIVE 26.8: WATER QUALITY, QUANTITY, AND SURFACE WATER RESOURCES.** All development must be located, designed, and operated to improve the

- ambient surface or groundwater quality; and
- Lee County's potable water supply; and

- storage and distribution of surface water resources.

**POLICY 26.8.1:** All applications and documentation for development must be submitted to the Lee County Division of Natural Resources for their formal review and comment. The Division of Natural Resources Director must make a formal finding that the proposed uses will not have negative impacts on present and future water quality and quantity, and—where appropriate—will review and approve modeling submitted to support the application. Prior to any land clearing or other site work, an applicant’s modeling efforts must be evaluated and approved by the Lee County Division of Natural Resources and the Lee County Utilities Division. Issues of well locations, easements and wastewater re-use must be evaluated and approved by the Lee County Division of Natural Resources and the Lee County Utilities Division during the applicable development permitting process. Formal agreements addressing these issues will be entered into prior to the issuance of a Development Order. Co-location of facilities is encouraged.

**POLICY 26.8.2:** Applications for development in or near existing and proposed wellfields must be designed to minimize the possibility of contamination of the groundwater during construction and operation. If appropriate, applications for development must provide a monitoring program to measure impacts to surface and groundwater quality and quantity.

**POLICY 26.8.3:** As part of a application for development approval in the DR/GR area, a pre-development groundwater and surface water analysis must be conducted and submitted to the County. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals which are anticipated to be associated with the project. Prior to the applicant commencing this baseline study, the methodology of the study must be submitted for review, comment, and approval by Lee County.

**POLICY 26.8.4:** Any development located in any wellfield protection zone must meet the requirements/criteria for protection zone 1, unless updated modeling is provided by the applicant and is approved by Lee County Division of Natural Resources and the Lee County Utilities Division.

**POLICY 26.8.5:** The surface water management system design must incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural flowway corridors.

1. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems. Included within these systems must be an average 50 foot wide vegetative setback measured from the edge of managed turf to the wetland jurisdictional wetland line or top of bank of natural water bodies.
2. The development must maintain the function and integrity of local and regional flowways. Flowways are precluded from being primary surfacewater treatment areas. Applications for Private Recreational Facilities must demonstrate adequate hydraulic capacity without increasing flood levels. Private Recreational Facilities must participate in the implementation of the Lee County Surface Water Management Plan as well as the South Florida Water Management District’s South Lee County Watershed Plan.
3. The Historic Flowway Aerial Map depicts the general flowway paths that exist in the DR/GR area. The lines shown on this map are not regulatory but show the general boundaries of the main conveyances. During the rezoning process, conceptual surface water management plans must be submitted and approved. Prior to the issuance of a Development Order, proposed

Private Recreation Facilities will provide detailed hydrologic and hydraulic analysis demonstrating the limits of flow for various storm events and the developed sites ability to convey these flows. Where an existing flowway is not well defined or discontinuous, flexibility will be given to allow different alignments within a site.

**POLICY 26.8.6:** Any development proposed within the DR/GR future land use map category must cooperate with Lee County and SFWMD in implementing an overall surface water management plan as outlined in Objective 60.2 and 117.1. Compliance with these Policies must be demonstrated during Development Order application review.

**POLICY 26.8.7:** If a proposed development falls within an area identified as an anticipated drawdown zone for existing or future public well development, the project must utilize an alternative water supply such as reuse or withdrawal from a different non-competing aquifer or show that adequate supply is available in excess of that being used for planned public water supply development.

**OBJECTIVE 26.9: WATER-DEPENDENT OVERLAY ZONE.** To protect sustainable rural land uses oriented toward the water bodies and waterways in Alva from incompatible or pre-emptive land uses, the water dependant overlay for Alva is limited to the Owl Creek Boat Works as described on Lee Plan Map 12, Page 3 of 12.

**POLICY 26.9.1:** Lee County will work in coordination with the Alva Community Planning Panel to identify areas suitable for water-dependent/water-related recreational uses and activities, such as canoe/kayak launch areas, boardwalks, jogging paths, fishing platforms and waterside parks.

**OBJECTIVE 26.10: LAND USE.** Lee County will manage growth, development, and redevelopment in Alva in an ecologically and economically sustainable manner to maintain and enhance the area's rural quality of life.

**POLICY 26.10.1:** The existing land use designations of the Lee Plan provide more potential density than necessary to accomplish the planning goals of the Alva Planning Community for the window and horizon of the Lee Plan. Land use map amendments to designate property in the Alva Planning Community with a more intensive future land use map category are prohibited.

**POLICY 20.10.2:** No new industrial activities or industrial rezonings are permitted.

**POLICY 20.10.3:** No new mining uses or commercial excavations are permitted.

**OBJECTIVE 26.11: HISTORIC RESOURCES.** Lee County will support the efforts of the community to document the area's history and will continue to formally designate historic resources and archaeological sites within Alva.

**POLICY 26.11.1:** Lee County will continue to recognize the Alva Rural Village as an historic district, with an emphasis upon preserving the historic uses that give the community its unique character.

**POLICY 26.11.2:** Lee County will pursue public acquisition of historic structures and archaeological sites in conjunction with other public purposes such as parks or preservation of environmentally sensitive lands.

**POLICY 26.11.3:** Lee County will evaluate the effects of county regulations (such as zoning, road setbacks, and other development regulations) on designated historic districts and other districts of local concern, and will modify such regulations where necessary to protect both the interests of owners of historic structures and the health, safety, and welfare of the general public.

**POLICY 26.11.4:** Lee County will update its historic sites survey of the Alva Planning Community if an update is determined to be needed. The county will consider formal local designation of additional historic buildings and will identify potential buildings or districts for the National Register of Historic Places.

**OBJECTIVE 26.12: GROWTH MANAGEMENT.** Development in Alva must be consistent with the principles and practices provided in the following policies.

**POLICY 26.12.1:** Amendments to the Future Land Use Map series that would provide for additional densities greater than those currently provided by the standard density ranges described in the policies following Policy 1.1.1 and summarized in Table 1(a) as published in the May 2009 Lee Plan are prohibited within the Alva Planning Community prior to 2035.

**POLICY 26.12.2:** Applications for development will be reviewed and evaluated as to their on, and must not negatively affect, any adjacent existing agricultural, conservation, residential, or publicly-owned lands or the uses thereon.

**OBJECTIVE 26.13: AGRICULTURAL USES.** Lee County will foster the productive, unobtrusive, and viable agricultural uses in the Alva Planning Community and will promote innovative growth management “tools” such as purchase and transfer of development rights; and agricultural, native vegetated upland, open land, and wetlands conservation and preservation programs to sustain the rural character of the Alva.

**POLICY 26.13.1:** Lee County will maintain a map (Map XX) of all existing farmland and lands containing indigenous vegetation in the Alva Planning Community. These mapped lands are the primary targeted sending areas for the transfer of development rights (TDR) in Alva.

**POLICY 26.13.2:** By December 2012 Lee County will create a Purchase of Development Rights Program with the objective of preserving farmlands and lands containing indigenous vegetation in Alva.

**POLICY 26.13.3:** By 2012 Lee County will amend the Land Development Code to establish an Alva Transfer of Development Rights (TDR) program to supplement the existing wetland TDR program. The program will be available for lands depicted on Map XX and other lands in Alva to promote reduced densities in the Alva Planning Community.

**POLICY 26.13.4:** The Land Development Code will maintain approval processes, such as by right, administrative, and public hearing, within which the TDR program will function. Developments receiving TDR will be evaluated for incorporation of the following criteria: compact site design, innovated open space design, well designed pedestrian/bicycle connections to commercial and employment areas, locations on or a walkable distance to mass transit service, and mixed-use buildings. The Land Development code will provide incentives for the utilization of brownfield, grayfield, and infill sites, and for projects that fully incorporate traditional neighborhood design, transit-oriented development, and new urbanism principles.

**POLICY 26.13.5:** Participation in the Alva TDR by right and administrative approval processes for receiving sites requires that the subject property be already conventionally zoned in a zoning district that would permit the proposed development consistent with allowable densities and with the zoning district's lot size, setback, open space, and height requirements. The by right process will be limited to adding one (1) additional dwelling unit to a receiving parcel that is one (1) acre or less in size. If the receiving parcel is larger than one (1) acre, TDRs may be used to add one (1) dwelling unit per acre by right. The resulting density may not exceed the maximum total density range for the Future Land Use Map category of the subject site.

**POLICY 26.13.6:** Adding Alva TDR units in excess of one (1) dwelling unit per acre in conventional zoning districts requires administrative approval. The Lee County Department of Community Development director may administratively approve the use of TDR units to increase the density of a proposed development provided that the proposed development is: in compliance with the Lee Plan; zoned for the type and number of dwelling units proposed to be constructed; designed so that the resulting development does not have substantially increased intensities of land uses along its perimeter, unless adjacent to existing or approved development of a similar intensity; in a location where the additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road; in a location outside of the Category 1 Storm Surge Zone for a land-falling storm as defined by the October 1991 Hurricane Storm Tide Atlas for Lee County prepared by the Southwest Florida Regional Planning Council; not in a location where existing and committed public facilities are so overwhelmed that a density increase would be contrary to the overall public interest, and; will not decrease required open space, buffering, landscaping and preservation areas or cause adverse impacts on surrounding land uses.

**POLICY 26.13.7:** The Land Development Code will be amended to specify that Alva TDRs may be utilized through the Planned Development approval and amendment rezoning processes for land owners seeking to add additional dwelling units utilizing TDR units. The Land Development Code will specify that the application for the rezoning and the request to utilize TDRs may be submitted at the same time for concurrent review.

**POLICY 26.13.8:** The generation rate for TDRs will be limited by the Land Development Code to:

- one (1) TDR per acre for the Rural Future Land Use Map category
- six (6) TDRs per acre for the Future Urban Future Land Use Map categories,
- one (1) TDR per ten (10) acres in the Open Lands and Density Reduction/Groundwater Resource Future Land Use Map categories
- one (1)TDR per twenty acres of wetland.

The Land Development Code will be amended to establish a creation of development rights process as well as a receiving process.

**OBJECTIVE 26.14: MIXED-USE DEVELOPMENT.** Lee County will direct mixed-use development to specific and appropriate areas of Alva to preserve Alva's unique neighborhoods and to the community with access to basic goods and services without having to travel outside the Community.

**POLICY 26.14.1:** Mixed use developments containing both commercial and residential uses within the same structure are strongly encouraged in Alva on lands that were commercially zoned

prior to January 2010 and at appropriately designated areas within the Rural Village Mixed Use Overlay.

**OBJECTIVE 26.15: RESIDENTIAL USES.** County regulations, policies, and discretionary actions will recognize certain unique characteristics of the rural Alva Planning Community that justify different treatment of existing and future residential areas than in the future urban areas of Lee County.

**POLICY 26.15.1:** Due to the constraints on future development posed by the rural character, absence of—and no planned provision for—urban-type capital improvements, bonus densities of any kind are prohibited in the Alva Planning Community. This prohibition includes housing density bonuses, off-site transfers from environmentally critical areas, and transfer from on-site wetlands at rates above the standard density rates for environmentally critical areas.

**POLICY 26.15.2:** When warranted by actual construction and occupancy of homes, existing substandard subdivisions may become subject to Municipal Service Taxing or Benefit Districts to maintain or provide roads, drainage, and other necessary facilities.

**POLICY 26.15.3:** The height of buildings or structures in the Alva Planning Community is prohibited from exceeding:

- three (3) stories; and
- 25 feet in height—measured from the base flood elevation to the top of the structural members that serve as the ceiling for the highest habitable story of the building or structure

Variances from these height restrictions are prohibited as are deviations granted through the planned development process. Increases in building height in exchange for increased setbacks are prohibited.

**POLICY 26.15.4:** The Land Development Code will continue to allow 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 districts in the Alva Planning Community. Reasonable restrictions not having the effect of prohibiting such storage may be developed for amendment within the Land Development Code.

**POLICY 26.15.5:** By 2012 the Land Development Code will be amended to provide specific regulations for neighborhood connectivity if an acceptable proposal is submitted by the Alva Community. These regulations will require interconnections between adjoining neighborhoods wherever feasible and would no longer allow entry gates and perimeter walls around residential developments.

**OBJECTIVE 26.16: COMMERCIAL USES.** County regulations, policies, and discretionary acts will recognize certain unique characteristics of rural Alva that justify different treatment of existing and future commercial development than in the future urban areas of Lee County.

**POLICY 26.16.1:** The designated Future Urban Area of the Alva Rural Village is targeted for most future commercial uses, as permitted by other portions of this plan.

**POLICY 26.16.2:** Commercial development at locations other than the Alva Rural Village will be limited to farm stands and temporary commercial uses associated with and proximate to rural agricultural and public conservation lands and to serve local residents and visitors. Such

development must be sited and designed to minimize automobile traffic and other disruptive influences to the greatest degree possible.

**POLICY 26.16.3:** By 2012 the Land Development Code will be amended to provide specific architectural and site design standards for Alva if an acceptable proposal is submitted by the Alva planning community. These standards will promote but not mandate rehabilitation over demolition; require smaller rather than larger buildings; prohibit standardized franchise buildings; preserve mature trees wherever possible; place on-site parking to the side and rear of buildings; require large windows and prohibit blank walls; and encourage metal roofs and other features of traditional “Old Florida” styles.

**POLICY 26.16.4:** By 2012 the Land Development Code will be amended to include specific street graphic standards for Alva if an acceptable proposal is submitted by the Alva planning community. These standards will reduce the size of ground-mounted signs, prohibit internally-lit box signs, and allow wall signs on buildings near the right-of-way.

**POLICY 26.16.5:** Lee County will prioritize an effort to rezone lands to zoning districts that properly reflect their development potential under the Lee Plan.

**OBJECTIVE 26.17: DEVELOPMENT REGULATIONS.** The protection of water quality, quantity, natural resources, and compatibility will be addressed by additional development controls that regulate the permitted uses, parcel size, density, intensity, and design standards for development in Alva.

**POLICY 26.17.1:** Applications for zoning changes must include an environmental assessment during the public hearing application process. The assessment must include, at a minimum, an analysis of the environment, historical and natural resources and a protected species survey as required by chapter 10 of the LDC.

**POLICY 26.17.2:** In addition to an environmental assessment, the applicant must demonstrate compatibility with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and treatment, and solid waste disposal.

**POLICY 26.17.3:** Where buildings or impervious development is located within twenty-five feet of a property boundary, a buffer 15 feet wide, with 5 trees per 100 linear feet, and a solid double row hedge must be provided, unless a more restrictive buffer is required during the Planned Development application process.

**POLICY 26.17.4:** No illumination may be used which creates glare on adjacent properties. All exterior lighting will be designed with downward deflectors to eliminate skyward glare. Parking areas, walkways and paths and storage areas may be illuminated for security purposes, provided that light poles do not exceed twelve feet in height.

**POLICY 26.17.5:** Native and xeriscape vegetation will be required, such that:

1. 100% of all required trees and 75% of all additional trees must be native.
2. 80% of all required shrubs and 50% of all additional shrubs must be native.
3. A minimum of 70% of all trees and shrubs must be xeriscape varieties.
4. Plant species included on the Florida Exotic Pest Plant Council 1999 List of Florida’s Most Invasive Species are prohibited.

**POLICY 26.17.6:** Density/Intensity Limitations: Proposed uses are subject to the following limitations:

Horse Stable:	40,000 SF of Stable Building/10 acres.
Camping Restrooms:	1 toilet per four (4) camp units, clustered in structures not to exceed 500 square feet per structure. 1 shower per 4 toilets.
Camping Area Office:	1,000 SF per campground.

**OBJECTIVE 26.18: COMMUNITY FACILITIES AND SERVICES.** Lee County will prohibit central water and central sewer in Alva and will provide and facilitate rurally appropriate parks, recreational opportunities, and other sustainable community facilities that discourage unsustainable urban development and suburban sprawl.

**OBJECTIVE 26.19: ROAD IMPROVEMENTS.** To ensure the rural character of North River Road, Lee County will not widen or increase the capacity for automobiles; will monitor traffic levels in coordination with Hendry County; and will deny all proposed development and vehicular connections that exceed the current LOS of the existing roadway section between State Road No. 31 and State Road No. 29.

**POLICY 26.19.1:** Lee County will make every effort to construct a multi-modal pedestrian path to run the entire length of North River Road through the Alva Planning Community. Wherever possible, this path will be designed as a major public amenity similar to the high-quality design employed elsewhere in Lee County (e.g., along Periwinkle on Sanibel and the bicycle path north of Pineland along Stringfellow that was completed in 2001).

**POLICY 26.19.2:** Lee County will investigate the merits of creating a concurrency exception area for a portion of the Alva Rural Village. The intent of establishing this concurrency exception area is to promote the expansion of public transportation to and from the Alva Rural Village.