

Draft Alva Plan Goals Objectives and Policies
Prepared and Provided by Lee Staff April 13 2011
Staff Requests Comments by April 22 2011
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GOAL 26: ALVA. To support and enhance Alva's unique rural lifestyle, historic character, agricultural way of life, natural environment, which includes the rural village area and surrounding rural lands.

OBJECTIVE 26.1: RURAL CHARACTER. Maintain and enhance the rural character and environment of Alva through planning practices that:

1. Manage growth and protect the Alva community'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 the Alva community's historic places and archaeological sites.

POLICY 26.1.1: By 2014, evaluate and identify appropriate commercial areas with a focus on the rural village area as identified on Map1, Page 2 of 8.

POLICY 26.1.2: Lee County will work with the Alva community to develop sustainable land use practices through which transportation and infrastructure systems, public services, and parks are provided consistent with the Alva community's rural characteristics.

POLICY 26.1.4: Lee County will work with Alva to identify appropriate locations for and promote the establishment of community gardens.

POLICY 26.1.5: New industrial activities or changes of land that allow future industrial use, which are not associated with the community's commercial agricultural industry, are discouraged in rural Alva.

POLICY 26.1.6: New mining activities are prohibited in rural Alva.

OBJECTIVE 26.2: RURAL LANDS FRAMEWORK. Provide for the varied residential, business, and natural resource needs of the Alva community's rural lands by establishing a planning framework which meets the needs and demands of the area's many different users.

POLICY 26.2.1: Lee County will ensure that future development projects maintain or enhance the Alva community's rural character by working with the community to ensure that planning policies and land development code standards are compatible with the community's vision and guiding principles.

POLICY 26.2.2: Land use amendments that increase allowable densities are prohibited in the Alva community.

POLICY 26.2.3: By 2014, promote sustainable residential development patterns and promote the Alva community's rural character by utilizing the following planning practices to establish land development code practices:

1. Cluster dwellings in compact, interconnected neighborhoods.
2. Designate appropriate uses.

3. Establish compatible parcel sizes, density, and intensity standards.
4. Conserve natural resources.
5. Provide adequate open space.
6. Protect commercial agricultural uses.
7. Incorporate green building standards.
8. Identify locations suitable for public services.

POLICY 26.2.3: By 2014, utilize the land development code to establish community architectural standards that support and enhance the Alva community's historic rural character and quality of life by:

1. Featuring architectural and design themes consistent with Alva's historic architectural styles.
2. Including signs standards that address the size, location, style, and lighting.

POLICY 26.1.3: By 2014, Lee County will work with the Alva community to develop land development standards that promote economic opportunities which contribute to the area's rural character including ecotourism, commercial agriculture, and associated businesses.

POLICY 26.2.5: By 2014, Lee County will work with the Alva community to develop land development standards which establish landscaping standards that:

1. Foster a unique landscape theme for North River Road.
2. Support the existing native vegetation and tree canopy of the community.
3. Buffer new structures from incompatible uses.
4. Preserve native plant communities including subtropical and tropical hardwood hammock, scrub, and wetlands.
5. Encourage the removal of exotic species in existing, new, and redevelopment locations.

POLICY 26.2.6: By 2014, Lee County will work with the Alva community to develop planning policies and development standards which promote the area's agricultural industry including program that address:

1. Farm to market demands of 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. Protection of agricultural lands through programs such as farmland trusts and agricultural easements.
4. Location of associated industrial or warehousing uses.

POLICY 26.2.7: Promote the Alva community's historic character by utilizing the land development code to:

1. Consider formal local designation of additional historic buildings.
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 community.

POLICY 26.2.10: By 2014, Lee County will work with the Alva community to develop and promote innovative rural planning tools, such as purchase and transfer of development rights, to:

1. Maintain viable commercial agricultural businesses.
2. Conserve agricultural lands, native vegetated uplands, open lands, and wetlands.
3. Sustain the rural character of the Alva community.

OBJECTIVE 26.3: RURAL VILLAGE FRAMEWORK. Establish the appropriate regulatory and incentive framework to implement the community's vision for a mixed-use rural village center as depicted on Map 1 Page 2 of 8.

POLICY 26.3.1: Lee County will work with the Alva community to evaluate and amend the Compact Communities Code, Land Development Code Chapter 32, to establish a mixed-use rural village center which provide walkable residential areas, appropriately located commercial and professional services, and public resources that meet the community's needs consistent with the Alva community vision and guiding statements. Through this code, the community will design the form, function, street layout, streetscape, and public spaces of the rural village.

POLICY 26.3.4: Lee County will work with the Alva community to consider designating the rural village as a historic district.

POLICY 26.3.5: By 2014, establish a maximum height standard for the historic core which supports the Alva Methodist Church and the Alva School buildings position as dominant features and landmarks of the entire Alva community.

POLICY 26.3.6: By 2014, Lee County Parks and Recreation Department will work with the Alva community to explore the feasibility and potential funding for developing and implementing a strategic plan for the existing boat launch area and facilities on Pearl Street and the Alva Heritage Park on Palm Beach Boulevard.

POLICY 26.3.7: In order to prevent strip development along State Route 80, the majority of acreage available for commercial development should be located within the rural village, particularly sub areas 2 and 3.

POLICY 26.3.8: By 2014, Lee County will work with the Alva community to designate specific areas where commercial uses will be allowed.

POLICY 26.3.9: 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 in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods.

OBJECTIVE 26.4: CONNECTIVITY. Provide appropriate and reasonable access and linkages throughout the Alva community, while supporting the community's rural character.

POLICY 26.4.1: Lee County will work with the Alva community to utilize Compact Communities Code, Land Development Code Chapter 32, to establish a walkable mixed-use rural village center which provides for the needs of pedestrians, cyclists, equestrian riders, and drivers. Through this code, the community will design the form, function, layout, streetscape, and public spaces of roadways and pathways within the rural village.

POLICY 26.4.2: By 2014, provide 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 developments.

POLICY 26.4.4: To ensure the rural character of the Alva community, Lee County will work with the community on its roadways transportation needs and demands including:

1. Evaluate the capacity and level of standards of rural roads.
2. Monitor traffic levels in coordination with Hendry County.
3. Consider the scenic highway designation for appropriate roadways including North River Road.
4. Farm-to-market functions of major thoroughfares including North River Road and SR 80.

POLICY 26.4.6: By 2014, Lee County will work with the Alva community to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through the Alva community.

OBJECTIVE 26.5: NATURAL RESOURCES AND ENVIRONMENTAL SYSTEMS. Enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of the Alva community by focusing on:

1. The Caloosahatchee River watershed.
2. Native vegetation.
3. Wildlife habitat and resources.
4. Areas designated for long-term conservation.

POLICY 26.5.1: By 2014, Lee County will work with the Alva community to establish planning policies and development standards that:

1. Promote developments that protect the integrity, stability, and beauty of the natural environment.
2. Discourage the degradation of wildlife habitat and habitat travel corridors.
3. Require new development and redevelopment to be designed and operated to conserve critical habitats of protected species, endangered and threatened species, and species of special concern.
4. Increase development setbacks from natural areas.
5. Establish requirements for natural buffers from parcel lines to development areas.
6. Discourage developments that would harm protected species, 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 which incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural flowway corridors.
9. Evaluate the feasibility and opportunities for an overall surface water management plan.

POLICY 26.5.2: Protect vital natural resources, ecosystems, and habitats from the impacts of clear cutting for residential or agricultural purposes by evaluating land conservation funding opportunities and acquisition priorities.

POLICY 26.5.3: 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 26.5.4: Applications for 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 26.6: PUBLIC RESOURCE ACCESS. Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational, and natural resources in the rural area.

POLICY 26.6.1: Lee County will work with the Alva community 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 26.6.2: By 2014, identify potential public uses for significant historic structures and archaeological sites.

POLICY 26.6.3: Identify areas suitable for water-dependent/water-related recreational uses and activities, such as canoe and kayak launch areas, boardwalks, jogging paths, fishing platforms, and waterside parks.

POLICY 26.6.4: By 2014, 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 26.7: 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 26.7.1: As a courtesy, Lee County will register individuals, citizen groups, and civic organizations within the Alva community 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 26.7.2: As a courtesy, Lee County will notify the Alva community about public hearings, workshops, and hearings for land development decisions in the Alva community for the purpose of enabling the Alva community to participate in and pursue the applicability of the guiding statements for the Alva community character.

POLICY 26.7.3: Lee County will work with the Alva community 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 26.7.4: 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 the Alva community 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, 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 26.7.6: Lee County will work with the Alva community 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 the Alva community.

OBJECTIVE 26.8: INTERGOVERNMENTAL COORDINATION. The Alva community depends on agencies and organizations that are external to Lee County for certain services such as the North Olga community, Lee County Health Department, South Florida Water Management District, and Charlotte, Glades, and Hendry Counties. Lee County in partnership with the Alva community will work with these organizations on matters under their jurisdiction.

POLICY 26.7.5: The Alva community will work in coordination and partnership with the North Olga community to implement and achieve the Northeast Lee County vision, goal, objectives, and policies. As part of this effort, Alva community will coordinate with North Olga on the review of development efforts that impact the entire Northeast Lee Planning Community.

POLICY 26.7.5: The Alva community will work in coordination and partnership with the other planning community in the East Lee County area in order to ensure effective collaboration in the entire areas and support the coordinated planning efforts of the entire area.

POLICY 26.7.7: Lee County will work with the Alva community to coordinate planning efforts with the adjacent counties, and other local, regional, state, and federal agencies to preserve the rural character of Alva.