

Standards of Development within the Alva Community Planning Area

December 8, 2007 - Correct Copy

OBJECTIVE 22.4: To provide Standards of Development within the Alva Community Planning Area that will maintain the Rural Character of the community. These Standards give clear direction to and seek confirmation from developers as to how the developers will maintain or enhance that Rural Character.

POLICY 22.4.1 The County will continue to implement the Lee County Future Land Use Map and Plan upon the adoption of this Community Plan.

POLICY 22.4.2 The County will base its recommendation for approval of development proposals on the extent to which such proposals adhere to the following Standards.

A. Density/Carrying Capacity

- 1) The proposed development will utilize the existing density, or less, allowed for the subject parcel by the Lee County Future Land Use Map and Plan.
- 2) If required by the County, the developer will submit a traffic study, conducted and sealed by a qualified transportation engineer, to the County for approval, and will provide a copy to Alva Inc. for their recommendation.
- 3) A Water Use Assessment will be conducted and the report presented to the County for approval, and to Alva Inc. for their recommendation. The assessment will include:
 - a) Existing consumptive use patterns including human, plant and animal needs
 - b) Amount of water currently being drawn from area aquifers
 - c) Projected consumptive use for the proposed development including human, plant and animal needs
 - d) Impacts to the quantity and quality of water currently available for continued human, plant and animal needs
- 4) All developments over 20 acres will be designed using the Florida Green Building Coalition (FGBC) "Green Development Standard."
- 5) Developments less than 20 acres will use the principals of "Conservation Communities," where homes are clustered and balance of land is left in a natural state for the conservation of nature.
- 6) All new homes and commercial buildings in the proposed development will meet FGBC certified "Green Homes" requirements.
- 7) All developments will include a minimum of 5% affordable housing
- 8) Building height restrictions per the Lee County codes shall be adhered to in order to reflect the rural nature of Alva. (35 feet except 45 feet in urban areas)
- 9) Parking spaces will not exceed the minimum paved parking requirements of Lee County. Grass parking is encouraged.
- 10) Developments will establish a connected street pattern with a minimum of cul-de-sacs.
- 11) All developments will provide pedestrian links and bike paths along the designated Lee County Bikeways and Pedestrian Path Master Plan. Bikeways and pedestrian paths within the development will link the interior to the local/regional paths to promote pedestrian connectivity.
- 12) All developments that design a marina into their projects shall conform to the

State of Florida "Clean Marina" standards.

- 13) Golf courses included in the development will be open to the public.
- 14) Easements around community lakes and pond will provide pedestrian walkways within the development.
- 15) Developments of 20 acres or more will create neighborhood parks and natural areas.
- 16) Alva encourages developers to implement transfer of development rights or the Rural Land Stewardship Program to preserve more open, rural space.

B. Natural Systems

- 1) Developers will map the area outside of the proposed project to minimize the effect development will have on the natural systems surrounding it.
- 2) **Wildlife:**

To insure that native animals have places to live and will be able to travel through new developments, developers will provide

 - a) Setbacks - Increase setbacks required by code around natural water bodies, cypress heads, and wetlands by an additional 10 feet. At the back of platted lots provide a natural buffer by preserving natural vegetation or enhancing natural vegetation with native plantings.
 - b) Wildlife corridors - Maintain uninterrupted wildlife corridors with adjacent lands.
- 3) **Water flow-ways and water conservation**
 - a) Examine and document existing and historical flow-ways that pass through the development.
 - b) Protect existing flow-ways and flood plains and reestablish historic flow-ways and flood plains through the development.
 - c) Protect natural hydrology and clean surface water.
 - d) Any golf courses will meet the most stringent Audubon International standard for water conservation.
 - e) Native, low-water use vegetation will be used to the greatest extent possible for all landscaping.
- 4) **Vegetation**
 - a) All proposed developments shall engage a professional arborist to conduct a tree survey that documents all Heritage trees, trees of distinction and trees designated as large enough to be on the tree survey. All such trees should be preserved to the extent possible.
 - b) Heritage tree preservation will be mandatory for all new developments. The possible removal of Heritage trees shall be reviewed by the appropriate Lee County agencies and Alva Inc.
 - c) Vegetation and trees removed during construction of development shall not be burned on site but rather be used as mulch on the site. Removed vegetation shall be replaced with native plantings.
 - d) Restrict tree planting under utility lines (underground utilities preferred.)
 - e) Homeowner's Association will have a tree ordinance put into their covenants.

- f) Homeowner's Association covenants shall restrict fertilizers to low phosphorus levels.

C. Aesthetics

1. Developments shall be designed to preserve Alva history by reflecting in some manner the previous use of the land when land is converted from agriculture and open areas to more intense development.
 - a) Groves - Preserve and maintain a segment of citrus grove
 - b) Ranches - Keep a segment of the project in pasture land; establish equine communities with common riding areas.
2. Architectural styles of buildings will reflect Alva aesthetics: Florida Cracker, Victorian, Arts and Crafts, Ranch; restrict use of Mediterranean; front porches are encouraged.
3. Entry to developments will reflect rural nature of Alva and be of appropriate scale and design.
4. Decorative fountains and waterfalls will not be used as entrance features or accents in projects.
5. No wall or gate shall be visible at roadway.
6. Any fencing along roadway will reflect the rural nature of Alva by using hurricane-resistant, "three-board horse fencing" or similar structure.
7. No landscape berms will be over three (3) feet in height.
9. Monument signs for the development will be in a style that reflects the rural nature of Alva, be of minimum size, and not over lighted.
10. All developments are encouraged to use the minimum amount of exterior lighting as required by code to avoid light pollution and keep the rural atmosphere of Alva. Refer to International Dark-Sky Association: www.darksky.org/ida/ida_2/index.html. This light ordinance shall be written into the Homeowner's Association covenants.
11. County Road 78 (North River Road): the historic ambiance of this road will be protected by limiting signage, preserving its large roadside oak trees, native roadside vegetation, and keeping its two-lane status.