

**CPA2006-00009**  
**ALVA COMMUNITY PLAN**  
**BoCC SPONSORED**  
**AMENDMENT**  
**TO THE**

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LEE COUNTY COMPREHENSIVE PLAN

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**THE LEE PLAN**

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LPA Public Hearing Document  
for the  
February 25, 2008 Public Hearing

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*Lee County Planning Division*  
*1500 Monroe Street*  
*P.O. Box 398*  
*Fort Myers, FL 33902-0398*  
*(239) 533-8585*

February 25, 2008

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2006-00009**

**Text Amendment**

**Map Amendment**

✓	<b>This Document Contains the Following Reviews:</b>
✓	<b>Staff Review</b>
	<b>Local Planning Agency Review and Recommendation</b>
	<b>Board of County Commissioners Hearing for Transmittal</b>
	<b>Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report</b>
	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: February 15, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A. SPONSOR:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**B. APPLICANT**

A LIVING VISION OF ALVA (ALVA, INC.)

**2. REQUEST:**

Amend the Vision Statement sand the Future Land use element to add a new Goal, Objectives, and Policies specific to a portion of the Alva Planning Community.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:**

**1. RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff's comments are written in italics in Part II of this report.

**VISION STATEMENT: Alva** - 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, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

### The Guiding Statements for the Alva Community Character

The Caloosahatchee River and its watershed, lined with huge oaks and cypress, flows westward to the Gulf 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 river town, 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, educational, and recreational activity.

Central Alva, 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 Southern Victorian 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. Interconnections of streets and the addition of pedestrian and bicycle pathways and centralized, park-once parking areas have made 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 and now provides a pedestrian walkway and bicycle lane -- the essential links in the network of pathway systems connecting central Alva to the conservation and recreational areas that surround the community.

Residents and visitors can walk or bicycle from the Franklin Locks on to Caloosahatchee Regional Park, arriving at central Alva, 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 Alva to school and the recreational facilities in 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.

In the future, new development south of the bridge on both sides of State Route 80 is compact and concentrated within a radius around 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 (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 has been designed to signal entry into the central Alva area with curbed medians, a traffic signal at the Broadway intersection, enhanced with generous plantings. Strategically located median breaks and access points allow safe entry into adjacent commercial 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.

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 is limited to directional and safety signs; and residential areas located along the roadway are designed with internal streets so that access points onto the roadway 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 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 its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 22:** 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.

**OBJECTIVE 22.1:** 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.

**POLICY 22.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Planned Development District 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 Planned Development District. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Planned Development District will provide a process for administrative approval for developments

determined to be consistent with the provisions of the Mixed Use Planned Development District and the then current zoning. Property developed under previous regulations will not be required to comply with the Mixed Use Planned Development District regulations.

**POLICY 22.1.2:** 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.

**POLICY 22.1.3:** 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.

**POLICY 22.1.4:** 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.

**POLICY 22.1.5:** The County will update its historic sites survey of Alva as needed.

**POLICY 22.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) 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) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. 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. 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.

**POLICY 22.1.7:** 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 Center(s) and provide for infill development in the Historic Core.

**POLICY 22.1.8:** 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.

**OBJECTIVE 22.2:** 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.

**POLICY 22.2.1:** 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.

**POLICY 22.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

**POLICY 22.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall 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 22.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 22.3.1:** 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.

**POLICY 22.3.2:** 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.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Alva Community Plan has been sponsored as a community service by A Living Vision of Alva (ALVA, Inc.).
- The proposed revised Vision Statement, new Rural Village Future Land Use Category, and a new Goal, Objectives, and Policies specific to the Rural Village are based on a community plan prepared by the Alva community.

## **C. BACKGROUND INFORMATION**

The people of Alva have been functioning as a community since 1866 when settlers began making their homes in the Caloosahatchee River basin. The town of Alva was founded and platted in 1882.

In the early 1990's the Alva Preservation Committee worked with Lee County Planning Staff to prepare an Alva Sector Plan, applicable to the area within the Alva Fire District boundaries, which was intended to protect the community from having rural lands converted to suburban development patterns. The 1992 Alva Sector Plan was not approved but many in the community have continued to work together to address a number of issues important to many area residents.

ALVA Inc. was incorporated in the spring of 2001. Its mission is "to preserve and protect the unique historical, rural, agricultural and equestrian ambiance of Alva". Community members, through ALVA Inc., developed a variety of specific measures that they believed would benefit the people of Alva, including State Route 80 design; increasing park opportunities and facilities; promoting sidewalks and bike paths; as well as spearheading the preparation of the 2002 Alva Community Plan.

Numerous workshops and community meetings were held prior to and during the preparation of the 2002 Alva Community Plan. Several people attending the community workshops noted that they had moved to Alva from high quality but increasingly overcrowded areas in order to live in a scenic and rural environment. Some residents indicated that they wanted Alva to remain the same in terms of density and land use for many years to come, while others wanted to be able to maintain and realize value from their large land holdings into the future so that as change occurs they could retain development rights on their property.

The stated intent of the drafters of the 2002 Alva Community Plan was not to encourage or limit growth in the future, but rather guide how that growth will occur.

The 2002 Alva Community Plan was prepared on behalf of the residents of the Alva area through the local civic organization, ALVA Inc., and was funded by a grant of planning funds from Lee County and by volunteer fund-raising. The Alva Community Plan was originally submitted in September, 2002 to the Lee County Department of Community Development. A revised Vision Statement and a new Goal, Objectives, and Policies were reviewed by staff and sent to the Local Planning Agency in May, 2003. At that meeting it was determined by the Local Planning Agency that the community needed to continue working on their community plan to achieve more consensus on the plan amendment. The amendment did not go to the Board of County Commissioners for transmittal.

Over the past few years ALVA, Inc. has continued to work on their community plan and has submitted a 2006 version of their community plan to the County that includes a revised Vision Statement, a new Goal, Objectives, and Policies, and a new Future Land Use category specific to the historic core of Alva for the County to consider for adoption into the Lee County Comprehensive Plan.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

The proposed publicly-initiated amendment application was received by the County on September 27, 2006. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- County Attorney's Office
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department
- Public Safety

Written comments were received from the County Attorneys Office, Public Safety and the Department of Transportation. The County Attorney's and Public Safety comments are being sent as backup to this report and the Department of Transportation comments are contained in the staff analysis section of this report.

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. The applicants proposed changes to the Alva Vision Statement are shown below in strike through underline. Staff's recommended change to the Vision Statement shown in bold strike-through. Staff's recommendations for the remainder of this section are shown in strike-through, double-underline.

**VISION STATEMENT: Alva** - 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, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.

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system. Children can walk or bike from Charleston Park on the east and River Oaks on the west side of Alva to school and the recreational facilities in 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.

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By working together, the Alva community has enhanced its surrounding natural amenities, preserved its heritage, and ensured its long-term quality of life.

**GOAL 22:** 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.

**OBJECTIVE 22.1:** 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.

*Staff comments: Staff recommends transmittal of Objective 22.1. That Objective is commendable and is one that has been overlooked in several other community plans.*

**POLICY 22.1.1:** The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Planned Development District 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 Planned Development District. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Planned Development District will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Planned Development District and the then current zoning. Property developed under previous regulations will not be required to comply with the Mixed Use Planned Development District regulations.

*If adopted, the Rural Village Overlay Zone will be mandatory for all new development located within the Mixed Use Planned Development area in the historic core of Alva. Until those development regulations are adopted, all new development must comply with existing zoning or proposed planned development zoning. No new rezoning to a conventional zoning district will be permitted if this amendment is adopted. Existing development will be encouraged to utilize the Rural Village Overlay Zone standards through incentives, but existing development will not be required to comply with the standards.*

**POLICY 22.1.2:** 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.

*Staff Comments: Policy 22.1.2 will require the preparation of development regulations (Rural Village Overlay Zone regulations) that could have potential Bert J. Harris implications with regard to 1) permitted and prohibited uses; 2) limitations on building height and number of floors; 3) transitions between public and private space. Those implications will need to be addressed prior to adoption of the Overlay Zone regulations*

**POLICY 22.1.3:** 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.

*Staff Comments: The Alva community proposes to prepare an improvement plan specific to the historic core of Alva which includes all of the Urban Community Future Land Use category contiguous to the intersection of Broadway and SR 82.*

**POLICY 22.1.4:** 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.

*Staff Comments: No comments were received on this proposed policy by the Lee County Parks and Recreation Department and staff has no objection.*

**POLICY 22.1.5:** The County will update its historic sites survey of Alva as needed.

*Staff Comment: Staff has no objection to this policy.*

**POLICY 22.1.6:** The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Center(s) 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) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. 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. 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.

*Staff Comments: A limitation on currently allowable uses in the Urban Community area of Alva affected by this amendment may have Bert J. Harris implications. This will have to be addressed when the Rural Village overlay regulations are developed.*

**POLICY 22.1.7:** 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 Center(s) and provide for infill development in the Historic Core.

*Staff Comments: Staff has no objection to this policy.*

**POLICY 22.1.8:** 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.

*Staff comments: A representative from the Alva community can register with the Department of Community Development for such notifications.*

**OBJECTIVE 22.2:** 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.

**POLICY 22.2.1:** 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.

*Staff comments: The Alva planning panel does not desire to see strip commercial development occur along SR 80 in the Alva planning community. They would prefer to see commercial development occur in the specific areas listed in the policy.*

**POLICY 22.2.2** Retail uses that require outdoor display in excess of one acre are prohibited.

*Staff comments: This policy is intended to limit or prevent the proliferation of car dealerships in the Alva community. Similar language is included in Policy 19.2.5 pertaining to Estero.*

**POLICY 22.2.3:** Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial shall 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.

*Staff comments: Policy 22.2.3 further clarifies the intent of the Rural Village overlay zone concept described above in Policy 22.1.2.*

**OBJECTIVE 22.3:** Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area.

**POLICY 22.3.1:** 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.

*Staff Comments: DOT staff have indicated they do not have a problem with this policy, as worded. The scenic designation will in no way preclude the widening of North River Road if it is required in the future due to growth in Lee and Hendry Counties.*

**POLICY 22.3.2:** 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.

*Staff comments: The Department of Transportation comment on this proposed policy is that it seems consistent with the designation on map 3D for SR 80 and CR 78. If the community plan is contemplating the use of gas tax funds and road impact fees beyond the County's already established bicycle/pedestrian program under the guidance of the Bicycle/Pedestrian Advisory Committee (BPAC), the DOT staff objects.*

**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: February 25, 2007

**A. LOCAL PLANNING AGENCY REVIEW**

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT  
SUMMARY**

**1. RECOMMENDATION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

<b>NOEL ANDRESS</b>	_____
<b>DEREK BURR</b>	_____
<b>LES COCHRAN</b>	_____
<b>RONALD INGE</b>	_____
<b>CARLETON RYFFEL</b>	_____
<b>RAE ANN WESSEL</b>	_____
<b>LELAND TAYLOR</b>	_____

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:**

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

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**TAMMARA HALL**

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**ROBERT P. JANES**

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**RAY JUDAH**

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**FRANKLIN B. MANN**

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**PART V - OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: \_\_\_\_\_

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

**B. STAFF RESPONSE**

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:**

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

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**TAMMARA HALL**

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**ROBERT P. JANES**

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**RAY JUDAH**

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**FRANKLIN B. MANN**

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