



Alva Inc. is dedicated to preserving the tranquility and beauty of Alva
 P O. Box 2022, Alva FL 33920
www.alvafl.org
 May 2011 Newsletter

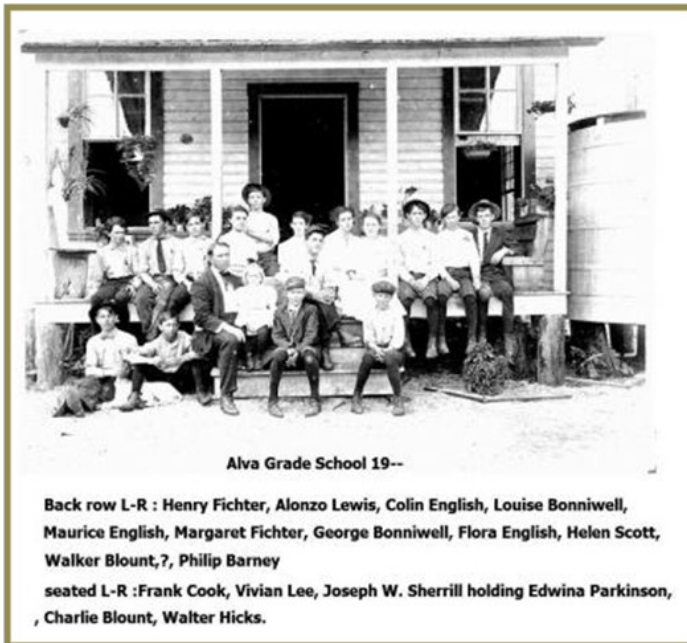
North Olga and Alva Plans Hearings Scheduled

In late May and early June the Alva and North Olga Plans, under the umbrella of the Northeast Lee County Plans, will be voted on by the Local Planning Agency and the Board of County Commissioners. Lee Staff has stated their intention to recommend transmittal. Please see Community Calendar below for meeting dates and times. **Your silence is your consent!**



The Northeast Lee County Vision Statement, a three page document, will apply to both areas. The separate North Olga and Alva Plans fall under the Vision Statement. The latest known versions of the three documents are attached to the email version of the Newsletter, and are also attached to the Newsletter posted at www.alvafla.org.

While both plans speak to preserving the rural character, the Alva plan prohibits density increases (except within-area TDR's). The North Olga Plan does not contain similar protective language. Other points of controversy remain between residents of West Alva/North Olga regarding The North Olga Plan: Lack of democratic process for plan development, and changing the area name from Alva. Communities included in the proposed North Olga Plan: North River Oaks, Duke Highway/Terrell Drive, Otterwater Way/Elmwood Drive, North River Estates, Telegraph Creek Estates, Riverwind Cove, Interlochen Dr./Traverse Lane/Franklin Locks Area, Serengeti, Taylor Road area, Lyndhurst Lane area, and Fichters Creek area.



Alva Grade School 19--

Back row L-R : Henry Fichter, Alonzo Lewis, Colin English, Louise Bonniwell, Maurice English, Margaret Fichter, George Bonniwell, Flora English, Helen Scott, Walker Blount, ?, Philip Barney
 seated L-R : Frank Cook, Vivian Lee, Joseph W. Sherrill holding Edwina Parkinson, Charlie Blount, Walter Hicks.



Fight Cancer! Join Relay for Life

The annual East Lee County Relay for Life will be held Friday May 20th at Riverdale High School. The event begins at 6:00pm with the celebration for our cancer survivors and runs through the night, ending at noon on Saturday May 21st. There will be lots of activities and fund raising for the American Cancer Society. For information to become involved, please go to www.relayforlife.org/eastleecounty/ Look for *All About A Cure* and consider joining. Don't worry—by joining the team you are not required to stay all night. If you would like to make a donation you can do so on the same web-site - look for Denise Houck. It is a great event and we would love to see



Alva Street Scene - 1916

Members and non-members alike are welcome at all Alva Inc. meetings - Please come and share your thoughts!

Community Calendar

- May 9 (Monday) ALVA Inc. Meeting, 7PM, Alva Community Center
- May 12 (Thursday) North Olga Planning Panel Meeting, 6 PM, Bayshore Fire Station, community planning.
- May 17 (Tuesday) ELCC, 6:30PM, Olga Community Center.
- May 23 (Monday) Local Planning Agency 8:30AM, BOCC Chambers, possibly: North Olga Plan Hearing
- June 13 (Monday) Alva Inc. Membership Meeting, 7PM, Alva Community Center.
- June 13 (Monday) BOCC North Olga & Alva Plans transmittal hearing, 9:30 AM, BOCC Chambers.

Next Regular Meeting: Monday May 9, 7PM, Alva Community Center

Quality Area Properties



Five Acres— Oaks, Pines, 2BR Home

Telegraph Creekfront Lot

www.jimgreenrealty.com

Jim Green Realty 239-728-5481

Gail's Family Hair Styling

MEN, WOMEN & CHILDREN

Open Thursdays

Taper Fades
Razor Cuts
Flat Tops
Perms
Colors

'til 7PM



14801 Palm beach Blvd., #301
Ft. Myers, FL 33905

239-694-0036

Evenings by appt. only

Mon- Fri 8:00-6:00 ~ Sat 8:00-1:00



Tad Miller

Broker Associate

West Coast Realty Inc.

239.281.6692

tm@tadmiller.us

www.TadMiller.us

Alva United Methodist Church

Sunday Worship Services

8:30 AM & 11:00 AM

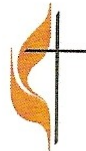
6:30 PM

21440 Pearl Street, Alva, FL

239.728.2277

alvamc@embarqmail.com

Zig Bays, Pastor



U Dirty Dawgs

Mobile Pet Grooming

Grooming Your Best Friend at Home!



(239) 947-8847

Glenda Custer



Norm Brissette

239-690-ALVA (2582)

Fax: 239-690-2581

21510 Palm Beach Blvd.
Alva, FL 33920

norm.brissette@yahoo.com

Riverdale Learning Academy

Providing excellence in child care, welfare, and education

Jim and Kelly Green, Owners

License C20LE0055

14801 Palm Beach Blvd., Suite 200 Fort Myers FL 33905

Office: (239) 690-0104 Fax: (239) 690-0105

Services Provided by

Matthew Miller
239-872-0690

Matthew Miller Tractors
Tractors, Trailers and Implements

DBI Limousine
All occasions mild to wild

M & M Horticulture
Horticulture debris removal

Com Ag Inc.
Tree trimming, Excavating & Transplanting

M&M Dumpsters
Commercial Dumpsters

Millers Lawn Service
Lawn Service, Landscaping, ponds and waterfalls

M & M Farms
Organic Soil, plants and plant materials

Jay Mar

Environmental
Service Corp.



Jim Mathisen
"Chief"

Cell 239-980-4141
Phone 239-225-1353
Fax 239-225-0708

1670 Werner Dr.
Alva, FL 33920

email: JAYMAR001@embarqmail.com



Spiritual Direction • Retreats • Group Presentations

17880 CYPRESS CREEK RD. • ALVA, FL 33920

(239) 728-3614 • FAX (239) 728-3760

EMAIL: moghop@embarqmail.com

WEBSITE: www.moghop.com

Please Support Our Sponsors

NORTHEAST LEE COUNTY VISION STATEMENT, GOAL, OBJECTIVES & POLICIES
REVISED APRIL 20, 2011

Northeast Lee County – This Planning Community is located generally in the northeast corner of the county, east of SR 31 and north of Lehigh Acres. The vision for this Planning Community is a safe and friendly community where people want to live, work and recreate. The citizens desire a healthy local economy, balanced with environmental stewardship, and maintenance and enhancement of the area’s heritage and rural character. The Planning Community currently contains two identifiable areas: Alva and North Olga.

The Alva area is located in the northeast corner of the county, east of the Hendry County line and south of the Charlotte County line. Alva is further identified with its mixed-use rural village located around the intersections of Broadway Street with North River Road and with SR 80. Infill development in the rural village produces a compatible mix of residential, professional office, small retail shops, cafes, and bed and breakfast lodging.

The North Olga area is located south of the Charlotte County line, north of the Caloosahatchee River, west of the Caloosahatchee Regional Park and the Bob Janes Preserve to State Road 31. The North Olga community is further identified by the W.P. Franklin North Campground, also known as the “Franklin Locks” and the Owl Creek Boat Works facility in the western end of the area.

GOAL XX: NORTHEAST LEE COUNTY PLANNING COMMUNITY. Maintain and enhance the heritage and rural character, natural resources, and agricultural lands within the Planning Community and manage future change in an ecologically, economically, and socially sustainable manner. The boundaries for North Olga and Alva are delineated on Map 1, Page 2 of 8. Alva and North Olga will work cooperatively toward this goal for the entire Planning Community through the objectives and policies that follow, and through their individual/local planning efforts.

OBJECTIVE XX.X: AGRICULTURAL AND RURAL CHARACTER. Maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County. For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands

POLICY XX.X.X: Support the agricultural and rural character within Northeast Lee County by encouraging continued commercial agricultural operations and encourage new development to be clustered to conserve large areas open lands.

POLICY XX.X.X: Work with residents and property owners of Alva and North Olga to develop standards and guidelines for clustering future development and conserving large areas of open lands to promote compatibility with adjacent residential and agricultural areas. These standards and guidelines are intended to give clear and meaningful direction for future amendments to the Land Development Code.

POLICY XX.X.X: Work with residents and property owners of Alva and North Olga to amend the LDC to provide opportunities for rural mixed-uses that are connected to and compatible with adjacent areas.

POLICY XX.X.X: Work with the residents and property owners of Alva and North Olga to establish amendments to the Land Development Code that will foster sustainable commercial agricultural operations and support rural uses.

POLICY XX.X.X: In all discretionary actions, consider the effect on Northeast Lee County's commercial agricultural operations and rural character.

OBJECTIVE XX.X: RURAL PLANNING TOOLBOX. To develop and further the use of a rural toolbox of incentives, programs, and regulations that enhance and maintain Northeast Lee County’s sense of place and provide for the long-term preservation of large tracts of contiguous agricultural, natural resource, and open space areas.

POLICY XX.X.X: Work with Alva and North Olga to develop and refine rural planning tools including but not limited to: Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs, conservation and agricultural easements, farmland trusts, and Land Development Code regulations.

POLICY XX.X.X: The Northeast Lee County Planning Community may be a sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.

OBJECTIVE XX.X: NATURAL RESOURCES. To promote, enhance, protect, and restore of natural resources throughout Northeast Lee County.

POLICY XX.X.X: Identify opportunities for appropriate limited public access to and passive recreational use of the Bob Janes Preserve.

POLICY XX.X.X: Identify, maintain, and enhance appropriate public access to Northeast Lee County’s public lands and surface waters, balanced with new and ongoing efforts to protect and enhance the community’s water quality and natural resources.

POLICY XX.X.X: Lee County will work to identify areas suitable for public water-dependent/water-related recreation, such as canoe/kayak launches, boardwalks, jogging paths, fishing platforms, and waterside parks within Northeast Lee County

OBJECTIVE XX.X: CONNECTIVITY. Enhance and maintain high levels of connectivity across the Northeast Lee County Planning Community.

POLICY XX.X.X: Work to preserve the rural character and scenic qualities of North River Road, and support multiple modes of travel for residents, businesses, visitors, and commercial agriculture within Northeast Lee County.

POLICY XX.X.X: Plan and implement alternatives to roadways—e.g., greenways, blueways, equestrian trails, and other pedestrian pathways—within Northeast Lee County connecting people to public lands, recreation areas, public facilities, and the rural mixed-use villages.

POLICY XX.X.X: Proactively plan for wildlife corridors within Northeast Lee County that support habitat needs of native animals on public lands and waters. The needs of wildlife habitat connections will be considered in the evaluation of proposed changes to private land.

POLICY XX.X.X: Work with Alva and North Olga to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through the planning community.

OBJECTIVE XX.X: PUBLIC PARTICIPATION. To encourage and solicit public input and participation within Northeast Lee County on proposed amendments to county regulations, including the Land Development Code, Lee Plan, and zoning applications affecting the Northeast Planning Community.

POLICY XX.X.X: As a courtesy, register citizen groups, civic organizations, and interested individuals within Northeast Lee County who desire notification of pending amendments to the LDC, zoning actions, and Lee Plan amendments within Northeast Lee County. Upon registration, provide registrants with documentation regarding pending amendments. This notification is not jurisdictional. The county’s failure to notify, or a registrant to receive notification, will not constitute a defect in the jurisdictional notice requirements or bar public hearings on an application.

POLICY XX.X.X: The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) or Lee Plan Amendment within the Northeast Lee County Planning Community must conduct public informational meetings with both the Alva and North Olga Communities where the agent will provide a general overview of the project for any interested citizens. This meeting must be conducted before the

application can be found sufficient. The applicant is fully responsible for advertising, providing the meeting space, and security measures as needed. Subsequent to this meeting, the applicant must provide staff with a summary 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.

POLICY XX.X.X: The Alva and North Olga Communities will coordinate their planning activities to maintain and enhance the rural character, natural resources, agriculture, and connectivity of Northeast Lee County.

ALVA COMMUNITY PLAN

Note: Bracketed references, i.e., [S.I.] and [W.P.] refer to "self-implementing" and "work plan" provisions. Self-implementing provisions will require no additional legislative action of the Board of County Commissioners following adoption of the proposed Comprehensive Plan amendment for the Alva Community Plan Update to become effective, whereas work plan provisions require additional legislative action, e.g., amendments to the Land Development Code, to become regulatory. Each provision is identified with an appropriate bracketed label following the provision.

GOAL 26: ALVA. To support and enhance Alva's unique rural, historic, agricultural character and natural environment and resources, including the rural village and surrounding area, the boundaries of which are depicted on Map ____.

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

1. Manage growth and protect Alva's rural nature.
2. Maintain agricultural lands and rural land use patterns.
3. Provide needed community facilities, transportation systems, and infrastructure capacity.
4. Protect and enhance native species, ecosystems, habitats, natural resources, and water systems.
5. Preserve Alva's historic places and archaeological sites. [S.I.]

POLICY 26.1.1: By 2014, Alva will work with Lee County to evaluate and identify appropriate commercial areas with a focus on the rural village area as identified on Map _____. [S.I.]

POLICY 26.1.2: Alva will work with Lee County to develop sustainable land use practices though which transportation and infrastructure systems, public services, and parks are provided consistent with Alva's rural character. [S.I.]

POLICY 26.1.3: Alva will work with Lee County to identify appropriate locations for and promote the establishment of community gardens. [S.I.]

POLICY 26.1.4: New industrial activities or changes of land use that allow future industrial activities, not directly associated with Alva's commercial agriculture, are prohibited in Alva. By 2014, Alva will work with Lee County to establish regulations in the land development code to further this policy. . [S.I.]

POLICY 26.1.5: New mining activities are prohibited in Alva. By 2014, Alva will work with Lee County to establish regulations in the land development code to further this policy. . [S.I.]

[**Comment:** Language in Policy 26.1.5 and 26.1.6 have been revised to address and resolve the comments of the CAO 4/21/11 memo and zoning department.]

POLICY 26.1.6: Outdoor display in excess of one (1) acre and commercial uses that require outdoor display to such an extent are prohibited. [S.I.]

OBJECTIVE 26.2: RURAL LANDS FRAMEWORK. Provide for the varied residential, commercial, and natural resource needs of Alva's rural lands by establishing a planning framework that serves the area's different users. [S.I.]

POLICY 26.2.1: Alva will work with Lee County to ensure that future development projects maintain or enhance Alva's rural character by establishing planning policies and land development code standards that are compatible with Alva's vision and guiding principles. [W.P.]

POLICY 26.2.2: Land use amendments that would increase the allowable total density of Alva are prohibited. Land use amendments that would decrease the allowable total density of the area and that are otherwise consistent with the objectives and policies of this goal are encouraged in Alva. [S.I.]

[**Comment:** Language in Policy 26.2.2 has been revised to address the comments of the CAO 4/21/11 memo.]

POLICY 26.2.3: By 2014, Alva will work with Lee County to promote sustainable residential development patterns and promote Alva's rural character by utilizing rural planning practices to establish land development code requirements that:

1. Limit new residential development clustered in compact, interconnected neighborhoods situated in appropriate locations.
2. Designate appropriate allowed uses.
3. Establish compatible parcel sizes, density, and intensity standards.
4. Conserve natural resources.
5. Provide standards for adequate open space.
6. Maintain commercial agricultural uses.
7. Incorporate green building standards.
8. Identify locations suitable for public services.

[W.P.]

POLICY 26.2.4: By 2014, utilize the land development code to establish community architectural standards that support and enhance Alva's historic rural character and quality of life by:

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

[W.P.]

[**Comment:** The historic architectural styles will be defined in the standards to be developed in the land development code to address the comments of the CAO 4/21/11 memo.]

POLICY 26.2.5: By 2014, Alva will work with Lee County to establish standards in the land development code that promote economic opportunities, including ecotourism, commercial agriculture, and associated businesses that contribute to Alva's rural character. [W.P.]

POLICY 26.2.6: By 2014, Alva will work with Lee County to establish design standards in the land development code that:

1. Foster a unique landscape theme for North River Road.
2. Address connectivity and separation among differing uses.
3. Preserve native plant communities, including subtropical and tropical hardwood hammock, scrub, and wetlands, to enhance the existing native vegetation and tree canopy.
4. Encourage the removal of exotic species.

[W.P.]

[**Comment:** The unique landscape theme for North River Road will be refined in the standards to be established in the land development code to address and resolve the comments of the CAO 4/21/11 memo and the zoning department.]

POLICY 26.2.7: By 2014, Alva will work with Lee County to establish planning policies and development standards in the land development code that promote Alva's commercial agriculture including programs that address:

1. Farm to market demands on the area's roadway infrastructure.
2. Storage of commercial agricultural equipment at a private residence of an individual employed or engaged in an agricultural operation as a permitted use in residential zoning districts in Alva.
3. Maintaining land in commercial agriculture through programs such as farmland trusts and easements.
4. Location of associated packaging, processing, warehousing, and other value-added activities.

[W.P.]

POLICY 26.2.8: Promote Alva's historic character by utilizing the land development code to:

1. Consider formal local designation of additional historic buildings and districts.
2. Identify potential national or state registered history buildings and districts.
3. Evaluate the effects of county regulations on designated historic districts.
4. Modify regulations, as necessary, to protect both the interests of the historic structures owners and Alva.

[W.P.]

[**Comment:** Revised to address comments from zoning department.]

POLICY 26.2.9: By 2014, Alva will work with Lee County to develop and promote innovative rural planning tools, such as purchase and transfer of development rights, to:

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

[W.P.]

OBJECTIVE 26.3: RURAL VILLAGE FRAMEWORK. Through cooperative efforts among Alva and Lee County, establish the appropriate regulatory and incentive framework to implement Alva's vision for a mixed-use rural village center in the area depicted on Map _____. [S.I.]

[**Comment:** The objective and following policies have been modified to identify that the regulatory and incentive framework will be developed through the cooperative and public hearing land development code process to address and resolve the comments of the CAO 4/21/11 memo and the zoning department.]

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

POLICY 26.3.2: Alva will work with Lee County to consider designating the rural village as a historic district. [S.I.]

POLICY 26.3.3: By 2014, Alva will work with Lee County to establish a maximum height standard in the land development code for the historic core that supports the Alva Methodist Church and the Alva School buildings position as dominant features and landmarks of the rural village. [W.P.]

POLICY 26.3.4: By 2014, Alva will work with Lee County Parks and Recreation Department to explore the feasibility and potential funding for developing and implementing a site improvement plan for the

existing boat launch area and facilities on Pearl Street and the Alva Heritage Park on Palm Beach Boulevard and the right-of-way for High Street. [S.I.]

POLICY 26.3.5: To prevent strip development along Palm Beach Boulevard, the majority of acreage available for commercial development will be located within the rural village, particularly sub areas 2 and 3. By 2014, Alva will work with Lee County to amend the land development code to accomplish this policy. [W.P.]

[**Comment:** This policy is unnecessarily redundant to Policy 26.1.1., and is thus being removed.]

POLICY 26.3.6: Any new development on parcels within the rural village area currently zoned commercial will be evaluated for consistency with the design and use standards of the rural village through the development review process in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods. [W.P.]

[**Comment:** This policy has been revised to address comments from the zoning department]

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

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

[**Comment:** The policy has been modified to address the comments of the CAO 4/21/11 memo.]

POLICY 26.4.2: By 2014, provide for multiple connections to the existing transportation network by establishing land development practices and regulations through which new streets and roads—particularly those in residential areas or rural centers—will be required to interconnect with adjacent land uses. Additionally, the regulations will prohibit entry gates and perimeter walls around residential development. [W.P.]

[**Comment:** The comments of the CAO 4/21/11 memo suggest that the last sentence above should be changed from "prohibit" to "discourage". The intent of Alva is to prohibit such new structures—not any already in existence—as being inconsistent with their desire for community and connectivity. It is understood that the words "discourage" and "encourage" are readily dismissed by the Hearing Examiner and law courts as ambiguous and incapable of enforcement.]

POLICY 26.4.3: During all phases of transportation planning and review, Alva will work with Lee County to address roadway transportation needs in a manner that ensures the rural character of the area including:

1. Evaluating the capacity and level of service standards for rural roads.
2. Monitoring traffic levels in coordination with Hendry County.
3. Designating North River Road and other qualifying roads as county scenic roads and obtaining Florida Scenic Highway designation from the State.
4. Farm-to-market functions of rural roadways including North River Road and Palm Beach Boulevard.

[S.I.]

[**Comment:** The policy has been modified to address the comments of the CAO 4/21/11 memo. Sub 3. In accordance with Policy 2.9.1.]

POLICY 26.4.4: 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.[S.I.]

[**Comment:** Returned to Alva policies at the request of Lee County.]

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 Telegraph Swamp and West Caloosahatchee basins.
2. Native vegetation.
3. Wildlife habitat and resources.
4. Areas designated for long-term conservation.

[S.I.]

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

1. Promote developments that protect the integrity, stability, and beauty of the natural environment.
2. Maintain wildlife habitat and habitat travel corridors.
3. Require new development and redevelopment to be designed and operated to conserve critical habitats of protected, endangered, and threatened species, and species of special concern.
4. Increase development setbacks from natural areas and surface waters.
5. Establish requirements for natural buffers from parcel lines to development areas.
6. Prohibit developments that would harm protected, endangered, and threatened species, or species of special concern.
7. Enhance connectivity to maintain uninterrupted wildlife corridors among, between, and within parcels.
8. Develop surface water management system design standards that incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural surface waters.
9. Evaluate the feasibility and opportunities for an overall surface water management plan.

[W.P.]

POLICY 26.5.2: Alva will work with Lee County to protect vital natural resources, ecosystems, and habitats from the impacts of clear cutting for residential or agricultural purposes by identifying and evaluating land conservation funding opportunities and acquisition priorities. [S.I.]

[**Comment:** The policy has been modified to address the comments of the CAO 4/21/11 memo.]

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.

[S.I.]

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.
[S.I.]

OBJECTIVE 26.6: PUBLIC RESOURCE ACCESS. Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational, and natural resources in Alva. [S.I.]

POLICY 26.6.1: Alva will work with Lee County to identify opportunities to link public lands, facilities, and recreation areas that minimize disturbance of natural systems and wildlife habitat and incorporate these links into the Greenways Master Plan. [W.P.]

POLICY 26.6.2: By 2014, Alva will work with Lee County to identify potential public uses for significant historic structures and archaeological sites. [S.I.]

POLICY 26.6.3: Alva will work with Lee County to 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. [S.I.]

POLICY 26.6.4: Alva will continue to work with Lee County to evaluate appropriate access and use of Conservation 20/20 lands to support kayaking and canoeing, bird watching, hiking, and other passive recreation related to eco-tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program. [S.I.]

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. [S.I.]

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. [S.I.]

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. [S.I.]

POLICY 26.7.3: Alva will work with Lee County to establish a document clearing house in Alva where copies of selected zoning submittal documents, staff reports, hearing examiner recommendations and resolutions will be provided for public inspection. The county's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. [W.P.]

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. [S.I.]

POLICY 26.7.5: 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. [S.I.]

[**Comment:** The objective has been deleted to address the comments of the CAO 4/21/11 memo.]

POLICY 26.7.6: Alva will work in coordination and partnership with North Olga to implement and achieve the Northeast Lee County vision, goal, objectives, and policies. As part of this effort, Alva will coordinate with North Olga on the review of development efforts that impact the Northeast Lee Planning Community. [S.I.]

POLICY 26.7.7: The Alva community will work in coordination and partnership with the other planning communities in the East Lee County area in order to ensure effective collaboration and coordinated planning efforts. [S.I.]

POLICY 26.7.8: Alva will work with Lee County to coordinate planning efforts with the adjacent counties, and other local, regional, state, and federal agencies to maintain the rural character of Alva. [S.I.]

NORTH OLGA PLAN

NORTH OLGA COMMUNITY GOAL, OBJECTIVES & POLICIES REVISED April 20, 2011

EXHIBIT IV.A.I

GOAL 34: NORTH OLGA COMMUNITY. To promote and support North Olga's unique rural character, heritage, economy, and quality of life by establishing a participatory community planning effort to guide North Olga's future. For the purpose of this Goal, the North Olga Community boundaries are defined by Map 1, Page 2 of 8 of the Lee Plan.

OBJECTIVE 34.1: COMMUNITY CHARACTER. By 2014, the North Olga Community will work with Lee County to establish comprehensive plan policies, land development regulations, and other planning and development tools to manage future community development in a manner that protects and enhances North Olga's rural character and aesthetic appearance, while supporting the continued viability of commercial agricultural businesses.

POLICY 34.1.1: Protect the community's rural aesthetic qualities, preserve the natural and historic resources, and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses.

POLICY 34.1.2: In partnership with Lee County, the North Olga Community will develop a rural planning toolbox to promote a compact development pattern within the community. Planning tools will include but are not limited to a Transfer of Density Rights (TDR) program, Purchase of Development Rights (PDR) program, conservation and agricultural easements, farm land trusts, and land development code regulations. The North Olga Community may be a sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.

POLICY 34.1.3: The North Olga Community will work in conjunction with Lee County, public agencies, land owners, and community service providers to examine the need for a rural mixed-use village center that provides for public meeting space, institutional uses, recreational opportunities and local goods and services.

POLICY 34.1.4: In partnership with Lee County, the North Olga Community will amend Chapter 33 of the LDC to establish enhanced design, landscaping, signage, and architectural standards to promote the community's rural character.

POLICY 34.1.5: Following the adoption of North Olga Community LDC amendments, discourage the approval of deviations or variances from standards that would result in a degradation of landscaping, signage guidelines, or compliance with applicable architectural standards.

POLICY 34.1.6: Work with the North Olga Community to improve the safety and accessibility of roadways, trails, and pathways through the implementation of the rural complete streets program.

POLICY 34.1.7: Lee County will support the North Olga Community's rural character by ensuring that any proposed Future Land Use Map amendments within the community are determined to be consistent with the goals, objectives and policies of the Lee Plan by at least

three members of the Board of County Commissioners in a decision that is entered in a public meeting after the opportunity for public input.

OBJECTIVE 34.2: RESIDENTIAL LAND USES. Protect and enhance the rural character of the North Olga Community by evaluating residential development proposals for consistency with the community's rural character and sense of community. Rural character is defined as those characteristics that convey the rural lifestyle such as: large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms, productive agricultural uses, and the protection of environmentally sensitive lands.

POLICY 34.2.1: Proposed Planned Developments will be encouraged to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability, preservation of open space, natural assets, and diversity of choice within the community.

POLICY 34.2.2: Proposed residential development adjacent to an existing large lot residential area or commercial agriculture business will provide appropriate separation, such as a minimum lot size of one (1) unit per acre for lots abutting the perimeter of property line(s). For the purposes of this policy, large lot residential uses are defined as those residential uses with lot sizes equal to or greater than one (1) acre.

POLICY 34.2.3: Encourage proposed Planned Developments to provide community gardens to allow for social, recreational and education activities for the residents of the Planned Development.

OBJECTIVE 34.3: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should promote the rural character within the North Olga community boundaries and allow for non-residential land uses that serve and support the rural community. County regulations will support a unified and attractive rural-oriented design theme in terms of landscaping, architecture, lighting and signage.

POLICY 34.3.1: Continue to support the long-term viability of commercial agriculture industry through the development and implementation of incentives and tools including, but not limited to: TDR programs; farmland trusts; agricultural easements; and development practices that promote compact development patterns and the preservation of productive agricultural lands. For the purposes of this policy, commercial agriculture is defined as the production of crops and livestock for sale, specifically for widespread distribution to wholesalers and/or retail outlets.

POLICY 34.3.2: Support ancillary commercial throughout the Rural designated areas that promote the rural and agricultural character of the community, if appropriate zoning approval is granted. For the purposes of this policy, ancillary commercial uses are defined as non-residential uses that support the local, rural-based economy.

POLICY 34.3.3: In order to maintain the rural and aesthetic value of the community, proposed new commercial development will utilize a consistent landscaping and architectural style for all buildings within proposed commercial developments, and will comply with the applicable design standards within LDC Chapter 33 as part of the development review process.

OBJECTIVE 34.4: ECONOMIC DEVELOPMENT. Encourage future economic development opportunities in the North Olga Community that identify and promote the rural and agricultural-based quality of life for the residents and surrounding communities.

POLICY 34.4.1: Continue to protect and support the long-term viability of commercial agricultural businesses within the community.

POLICY 34.4.2: Support the development of nature and agriculturally-based tourism where appropriate throughout the community. Opportunities for nature and agriculturally-based tourism include but are not limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

POLICY 34.4.3: Facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive recreational uses related to nature-based tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program.

OBJECTIVE 34.5: TRANSPORTATION. Road improvements within the North Olga Community considered by the county will promote the community's goal to maintain its rural character and provide for safe access, and appropriate transportation resources including roadways and pedestrian, bike, and equestrian trails and pathways.

POLICY 34.5.1: Future improvements to North River Road or other public roadways within the North Olga community should be pursued only after careful analysis of safety, need, community and environmental impact. Public roadways improvements should incorporate rural design treatments. Public participation in planning and design processes for these road improvements should provide opportunities for involvement of the North Olga community.

POLICY 34.5.2: Work with the North Olga Community to allow for the use of roadways in a manner that supports local commercial agriculture businesses and their continued viability.

POLICY 34.5.3: Work with the North Olga Community to evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road through the community.

OBJECTIVE 34.6: AGRICULTURE. The North Olga Community will support small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable commercial agriculture in order to foster a diverse local economy while maintaining the community's agricultural heritage. For the purposes of this objective, alternative, agriculturally-based enterprises include but are not limited to the production of biofuel crops, niche farming activities, agri-tourism, and carbon offset farming.

POLICY 34.6.1: Support the use of public and private lands for community gardens.

POLICY 34.6.2: Evaluate future development proposals, not including lot splits, for compatibility with adjacent, existing small- and large-scale farming operations, including buffers, setbacks, and site design standards to ensure that those activities do not unduly impact the viability of the community's agricultural businesses.

OBJECTIVE 34.7: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES.
Facilitate public access to and the enjoyment of scenic, historic, recreational, and natural resources in the North Olga community.

POLICY 34.7.1: Incorporate key linkages within the North Olga community into the Greenway Master Plan, such as connection between the North River Road Greenway and the Franklin Locks. These linkages will serve the purpose of providing a meaningful trail network, which will include connections to public recreational areas and minimize disturbances to wildlife habitats and natural systems.

POLICY 34.7.2: Work with the North Olga community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River.

POLICY 34.7.3: Proposed Planned Developments adjacent to the Caloosahatchee River will be encouraged to provide public access to the river.

POLICY 34.7.4: Work in coordination with the North Olga community to identify and expand water-dependent/water-related uses and activities, including but not limited to canoe/kayak launch areas, boardwalks, fishing platforms and waterside parks.

POLICY 34.7.5: Evaluate the need for community facilities within North Olga to provide public meeting space. This evaluation will include the identification of funding sources and the facility's appropriate location and scale.

OBJECTIVE 34.8: CONSERVATION. Preserve, protect, and, where possible, enhance the physical integrity, rural character, ecological values, and natural beauty of the North Olga Community, focusing upon the Caloosahatchee River, native vegetation, wildlife resources, and areas designated for long-term conservation.

POLICY 34.8.1: Balance public access to the Caloosahatchee River with protection and rehabilitation efforts, in order to preserve the River's natural features and function.

POLICY 34.8.2: Encourage future development to maintain on-site native vegetation communities.

POLICY 34.8.3: Proposed Planned Developments will consider the incorporation of "Firewise" principles in site design, including building orientation, access management, landscaping type and placement. For the purposes of this policy, Firewise principles are those guidelines developed by the National Fire Protection Association to mitigate the risk of wildland fire to homes in the wildland/urban interface.

OBJECTIVE 34.9: WATER DEPENDENT OVERLAY. Protect marine-orientated land uses within North Olga from incompatible or pre-emptive land uses. The water dependent overlay within the community applies to the Owl Creek Boat Works as described on Lee Plan Map 12, Page 3 of 12.

POLICY 34.9.1: Prior to the redevelopment of the Owl Creek Boat Works facility, the owner will be required to conduct a cultural assessment of the property to determine the existence of historical structures, archaeological resources and other cultural resources.

OBJECTIVE 34.10: PUBLIC PARTICIPATION. Encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 34.10.1: As a courtesy, register citizen groups and civic organizations within the community that desire notification of pending review of LDC amendments and Lee Plan amendments. Upon registration, Lee County will provide registrants with documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. The county's failure to mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.

POLICY 34.10.2: Work with the North Olga Community to establish a Document Clearing House, where copies of selected documents from permit applications, variance requests, staff reports and Lee Plan status updates made available to the public. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for development in the community will be kept for public inspection. The County's failure to provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled.

POLICY 34.10.3: The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) or Lee Plan Amendments within the North Olga Community, as identified on Map 1, page 2 of 8, must conduct one public informational meeting where the agent provides a general overview of the project for interested citizens. This meeting must be conducted before the application can be found sufficient by County Staff. The applicant is responsible for advertising, providing the meeting space, and security measures as needed. Subsequent to this meeting, the applicant must provide staff with a summary that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues raised at the meeting; and a proposal for how the applicant will respond to those issues.

POLICY 34.10.4: The North Olga Community will work with the Alva Community to implement and achieve the Northeast Lee County vision, goal, objectives, and policies.

POLICY 34.10.5: The North Olga Community is responsible for the ongoing, long-term implementation of the community's adopted goal, objectives, and policies in coordination with the county.