

GOAL 26: ALVA. 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. (Added by Ordinance No. 09-07)

OBJECTIVE 26.1: 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. (Added by Ordinance No. 09-07)

POLICY 26.1.1: The County will utilize the Rural Village Mixed Use Overlay, if an acceptable proposal is submitted by the Alva Community. The Mixed Use Overlay 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 Overlay, once adopted. Rezoning to other conventional zoning categories is not permitted within the Rural Village Mixed Use Overlay area land use designation. The Mixed Use Overlay will provide a process for administrative approval for developments determined to be consistent with the provisions of the Mixed Use Overlay. Property developed under previous regulations will not be required to comply with the Mixed Use Overlay regulations. (Added by Ordinance No. 09-07)

POLICY 26.1.2: 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.

(Added by Ordinance No. 09-07)

POLICY 26.1.3: 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.

(Added by Ordinance No. 09-07)

POLICY 26.1.4: 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. (Added by Ordinance No. 09-07)

POLICY 26.1.5: The County will update its historic sites survey of Alva as needed. (Added by Ordinance No. 09-07)

POLICY 26.1.6: The Alva Community will prepare use, design, and development standards for commercial and mixed use development in the new Village Centers 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 of the Alva Community Plan) and will submit such standards to the County for adoption into the Land Development Code. These should address:

1. A 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. A 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.
(Added by Ordinance No. 09-07)

POLICY 26.1.7: 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 Centers and provide for infill development in the Historic Core. (Added by Ordinance No. 09-07)

POLICY 26.1.8: 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. (Added by Ordinance No. 09-07)

OBJECTIVE 26.2: 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.(Added by Ordinance No. 09-07)

POLICY 26.2.1: 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. (Added by Ordinance No. 09-07)

POLICY 26.2.2: Retail uses that require outdoor display in excess of one acre are prohibited. (Added by Ordinance No. 09-07)

POLICY 26.2.3: Any new development on parcels within the Rural Village Mixed Use Overlay area currently zoned commercial will be evaluated for consistency with the design and use standards of the Rural Village in order to contribute to the overall design concept and be compatible with the village character and adjacent neighborhoods. (Added by Ordinance No. 09-07)

OBJECTIVE 26.3: Increase the opportunity for public access to and enjoyment of the scenic, historic, recreational and natural resources in the rural area. (Added by Ordinance No. 09-07)

POLICY 26.3.1: 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. (Added by Ordinance No. 09-07)

POLICY 26.3.2: 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. (Added by Ordinance No. 09-07)