

Alva Community Plan — Current Protections vs. Proposed Changes

A community-by-community review of Lee County's proposed Comprehensive Plan and Land Development Code changes

CURRENT COMMUNITY PLAN / EXISTING PROTECTION	PROPOSED LEE PLAN / LDC CHANGE	STATUS	LIKELY EFFECT
Goal 28 and Objective 28.1 direct planning to maintain Alva's rural character, agricultural lands, natural systems and historic resources.	CPA2026-00005 deletes Goal 28 and Objectives 28.1–28.3 as inconsistent/duplicative with FLU categories and other policies.	REMOVED / RESTRUCTURED	Alva's stand-alone rural/agricultural community vision is removed from the Lee Plan.
Policy 28.1.4 prohibits new industrial activities or land-use changes allowing future industrial activities unless directly associated with commercial agriculture.	Deleted. No equivalent Alva-specific industrial prohibition is identified in the relocation table.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	This appears to remove an explicit Alva-wide prohibition. Underlying FLU/zoning still limits where industry can occur, but the special community prohibition is gone.
Policy 28.1.5 prohibits new natural-resource extraction/mining activities in Alva.	Deleted. Staff relies on the broader Future Land Use Map/Goal 10 framework.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	Alva loses a clear Plan-level no-new-mining policy.
Policy 28.1.6 prohibits outdoor display in excess of one acre and commercial uses requiring that scale of outdoor display.	Deleted; no Alva-specific replacement is identified.	NO EQUIVALENT COMMUNITY-SPECIFIC REPLACEMENT IDENTIFIED	A concrete community-specific commercial-intensity/appearance restriction disappears.
Objective 28.5 contains Alva-specific natural-resource/wellfield/water-quality provisions and Objective 28.6 addresses public access to natural/historic resources.	Deleted as duplicative of countywide conservation, parks, historic and BMAP/wellfield rules.	PARTIALLY PRESERVED	General environmental protections remain; Alva-specific implementation priorities are reduced.
Goals 17/27 create public-information and regional coordination mechanisms involving Alva.	Goals 17 and 27 are deleted.	NO EQUIVALENT REPLACEMENT IDENTIFIED	Alva loses both the standard early community-plan meeting and the Northeast Lee two-community coordination structure.

NET CHANGE / LONG-TERM STRUCTURAL ISSUE

The immediate density or intensity numbers may remain in many areas, but eliminating the stand-alone Community Plan and moving selected protections into general LDC provisions reduces the number of community-specific Comprehensive Plan policies that future LDC changes must remain consistent with. Regulations retained only in the LDC can generally be amended through the ordinance process without a comprehensive-plan amendment, making some community-character protections more vulnerable to future change.

Prepared from the August 21, 2026 Lee Plan and companion Land Development Code amendment materials. Status labels distinguish genuine relocation from substantive loss, modification, or partial preservation.