



Alva Inc. is dedicated to preserving the tranquility
and beauty of Alva
P O. Box 2022, Alva FL 33920

Minutes of Alva Inc. October 8, 2007

1. The Pledge of Allegiance was recited by those present, following the Call to Order by President Ruby Daniels. In attendance were 19 people.
2. Secretary's Report: The Secretary's summary of the September 10 meeting was presented and the minutes were accepted.
3. Treasurer's Report: The report stated a previous balance of \$4,056.58 with additions of \$125.00, and expenditures of \$3.00 resulting in a current balance of \$4,178.58. Report was accepted.
4. President's Report:
 - A. Vegetative Recycling Center: Under President Daniel's leadership, Alva Inc. opposed establishing the center on CR 78 by the Methodist Camp because of the increase in truck traffic crossing the Alva bridge. The Hendry County LPA voted against it 5:0. **Next hearing is Tuesday, October 23, 5 PM Hendry County Board of Commissioners. Please attend and express your opposition!**
 - B. New Mining Proposal: A proposal is pending in Charlotte County for a mining operation that would impact SR 720, Kirby Thompson Road and CR78.
 - C. Alva Community Plan: **Scheduled for the LPA Meeting Monday October 22, 8:30 AM, Lee County Commissioners' Chambers. Please come and show your support!**
 - D. Broadlands: Concern was raised regarding Alva Inc.'s limited knowledge of the plan and the fact that what was known did not meet the Alva Standards for Development. (See Para 8 below)
 - E. East Lee County Association: Greg Blurton of First Bank (Palm Beach Blvd near Publix) is spearheading the establishment of a business/commercial-oriented association for the Palm Beach Boulevard area. Two meetings have been held with promising results. Next meeting is Tuesday October 23, 6PM at the Verandah River House. Contact Greg at 437-8191 or gblurton@fbclew.com for additional information.
5. North River Village: Commissioner Mann mentioned the heightened level of marketing underway by Bonita Bay regarding North River Village, and reiterated his manifesto of no density increase, receiving warm smiles and other forms of non-monetary support from those present. He mentioned looking forward to viewing 300 yellow "Save Alva" t-shirts at the hearing meetings. The Secretary then provided a summary of Bonita Bay's September 12 revised submission, noting the cover letter could be misinterpreted to convey a consensus with the community, and pointing out comments from Lee staff members who have problems with the proposal. Please see attached summary.
6. Density Rights: Rob Andrys explained the concept of transferring density rights that was used to develop Ave Maria in Collier County.

7. Vice President's Report: ELCC is getting more people involved. The development of Jack's Marina is an issue ELCC is currently wrestling with.
8. Standards for Development: Alva Standards for Development were submitted to Lee County in late September. Discussion followed regarding increasing awareness of the Standards with the resulting consensus that Alva Inc. will improve awareness with letters to developers, commissioners, county staff and others. The Standards are available for viewing at www.AlvaFL.org.
9. Alva Green Learning Center: A revised plan is in progress to apply for and obtain grants for operation. A new Board of Directors is being established and all are welcome to volunteer. The goal is to raise about \$250,000 in grant money in a six month period. Contact Stan Corwin for details.
10. CR78 Overlay: Discussions regarding protecting the rural charm and character of CR78 by implementing an overlay will occur **Wednesday October 17, 7PM at the Mother of God House of Prayer**. The Bonita Bay Group has offered to assist Alva Inc. in this endeavor and will be present.
11. Oak Park Zoning Request. Meeting with Mr. Mike Roeder to discuss, **Wednesday October 24, 7PM at the Mother of God House of Prayer**.
12. Newsletter: An email version of the monthly newsletter has been initiated. It is available to both members and nonmembers by providing your email address to President Daniels at the monthly meeting or by mailing it to Alva Inc., ATTN Ruby Daniels, P. O. Box 2022 Alva FL 33920.
13. Fertilizer Ordinance: There is current discussion at government levels regarding implementation of a fertilizer ordinance to add protective measures for the environment. Marty Daltry of the Sierra Club will be invited to the November meeting to discuss.
14. Hometown Democracy: Alva Inc. is seeking pro and con information on the proposed referendum. "Pro" information can be found at www.FloridaHometownDemocracy.com.
15. December Meeting: Will be held as usual, members are invited to bring Holiday Goodies!
16. Position Available: Alva Inc. is in need of a Membership Chairman. No pay, many challenges, rewards include meeting many prospective members, convincing them to join, and preserving the tranquility and beauty of Alva. Apply in person or by any other means at your disposal to President Daniels.
17. Meeting Adjourned.

Attachment: Summary and Comments on Bonita Bay Revised Submission

**Summary and Comments on
Bonita Bay Revised Submission**
Received by Lee County September 10, 2007

Excerpt from introductory paragraph:

“Revision have (sic) been made in direct response to the literally dozens of people that we have met with including county staff and area residents. The revised language for the River Village land use category represents the input of these various interest groups as the Bonita Bay Group continues to strive to create an amendment that enhances the surrounding community.”

New Land Use Categories

Bonita Bay proposes two new land use categories named “River Village Land Use Category” and “Inner Islands Land Use Category”. Most property in Alva is currently in the Rural Land Use Category. The Bonita Bay property also contains Wetlands and Outer Islands land use designations.

The new **River Village Land Use Category**:

- Requires a minimum density of 1.5 units per acre, and allows three units per acre.
- Uses ...”compact mixed use development as alternative to low density single use...”
- Each River Village must contain one or more Village Center areas 2 to ten acres in size.
- Workforce housing provision: Ten % of units permitted over one/acre for families at or below 140% of the Lee County median income.
- “Any development within ½ mile of the Caloosahatchee River east of I-75 that is over 200 acres in area and requests an increase in density must be zoned and developed in compliance with the River Village land use category”
- Includes many of the esthetic and conservation requirements of the Alva Standards for Development
- Green community and builders, homes not specified as green
- Public access for canoes and kayaks
- 50 foot buffer along natural waterways, can include boardwalks, and water dependent uses.
- Homes 50’ minimum from MHWL
- 100’ edge protection will include rural character items such as groves, livestock, etc.
- Berms and walls not permitted along county roads.

The New **Inner Islands Land Use category**:

- “Primary focus on resort uses ...lodging facilities and resorts, bed and breakfasts, restaurants, spas,...”
- In lieu of existing: “Outer Islands....intended to provide for a rural character and lifestyle and conserve open space....”

North River Village Large Scale plan Amendment

- Acreage: 1,236
- Dwelling Units: 1,500 single family, 1,000 multifamily, 2,500 total, over two units/acre.
- Commercial: 150,000 square feet, 100 hotel rooms.
- Golf course

Written comments from County reviewers included:

- Several challenges by Mr. Wayne Daltry, Smart Growth Director. (Too complicated for me to understand, but I don't think he's a supporter)
- Significant discussion about exterior roads, traffic/congestion, widening roads – Clearly one of the most significant issues from my limited understanding.
- Public Safety Emergency Management: Opposes density increase because it is in the “Costal High Hazard Area, subject to tropical storm surges. Points out inconsistencies with Lee Plan which talks about reducing such densities, not increasing them!
- FL State is requiring an archeological and historic survey, currently underway by Bonita Bay.
- “Please demonstrate why the proposed change does not constitute Urban Sprawl”!
- “Most residential...development is expected to occur within the designated Future Urban Areas of the Lee Plan. New growth should be directed to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created... In addition... staff has concerns with the premature nature of the request, and questions whether the request can be approved as proposed.

Summary Comment:

Bonita Bay has added many good points well in line with Alva Inc. Standards for Development. A more thorough review should be done for compliance assessment. Density is well out of compliance at two times that permitted by both Alva Standards and Lee Plan.