

Minutes of Alva Inc. May 14, 2007 Meeting
Alva Community Center - 7:15 PM

The Pledge of Allegiance was recited by those present, following the Call to Order by Interim President, Ruby Daniels.

At the April meeting, Roger Alejo and Paul Everhart, Property Appraiser's Office, spoke to Alva residents about ag assessments. Minutes of that meeting, taken by a volunteer in the absence of the secretary, were not available. The treasurer's report of \$976.25 expenditures and \$1, 447 income with a balance of \$5,291.62 was accepted.

Presidents Report:

1. Community Plan - The Plan is still with the county attorneys who have some problem with language, even though Jim Mudd, Lee County Planner, said the Planning Agency didn't have any language problems. Consequently, the Plan is not on the Lee Planning Agency's agenda for May. Commissioner Frank Mann, who was at the meeting, said he would help follow up with what is happening with the Plan. If changes need to be made, it will be necessary to get community assent to the changes.
2. Workshop - On Saturday, May 19, from 9 -12 there will be a workshop held at the House of Prayer to discern guidelines for developers desiring to develop in Alva detailing how they can enhance the Alva community and preserve its unique rural, small river town atmosphere, rather than destroy the valued characteristics of the community. The workshop is open to Alva residents. Rob Andrys, will facilitate the workshop. Lee County Planner, Jim Mudd, and Steven Brown, Environmental Policy Specialist with the Conservancy of Southwest FL will also be there. It would be helpful if Jim Mudd could provide maps of the area.
3. Board of Directors: The board will meet regularly the 4th Wednesday of each month at the House of Prayer, 7 PM.
4. Proposed Coal Plant in Moore Haven - Steven Brown reported that the Conservancy of Southwest Florida has filed a law suit because of irregularities in making land use determinations for the coal plant in Glades County. There is concern of the environmental impact of the plant on the Everglades, Fisheating Creek and Lake Okeechobee while others are stressing the positive economic benefit of the plant. He also mentioned the studies and plans underway for development in western Hendry County and for West La Belle which will have a traffic impact on the Alva area. There is also talk of a Super 78 that would traverse the Babcock preservation area.

Request by Commissioner Frank Mann - The developer of River Hall on Rt. 80 is requesting 801 additional units raising the density from 1 unit/acre to 1.4, a 40% increase over the Comprehensive Plan. The increased density would also change the designation from rural to suburban and be a precedent-setting change. On the last vote, 4 - 1, only Commissioner Mann opposed the increase. Other commissioners were swayed by the developer's promise to add a traffic lane at the Rts. 80 and 31 intersection and to build some work force housing. Mann pointed out that building the latter in River Hall disregards a Commissioner's study which

recommends work force housing be located near jobs. Commissioner Mann asked Alva residents to call the County Commissioners, especially Commissioner Bob Janes who could be the swing vote, to deny the change to the Comprehensive Plan that would allow the increase.

Vice President's Report - Jim Matthesin reported that Bonita Bay's proposed North River Village is to be marketed in the \$500,000 bracket. With all the proposed developments in Alva it will be essential to keep the community informed and involved because when one development gets approved, it sets up the next one. He also asked for pictures that capture the unique beauty of Alva that is threatened by development, such as Hickey Creek where a marina is being proposed. These pictures could be posted on the website to inform residents and encourage community action to oppose such changes.

Election of Officers - The following slate of officers was presented: Ruby Daniels - president ; Jim Mattisen -vice president; Emily Smith - treasurer; and Jim Green - secretary. Rob Andrys moved to accept the slate of officers and they were voted in unanimously. Installation of officers will be at the June meeting.

Greenhouse Project - Stan Corwin reported that there are efforts to have the residence at 20150 N. River Rd. to be converted into a green learning center for this area. This would have to be a joint effort of county agencies and environmental and other interested organizations and individuals in order to have it happen.

Persimmon Road Development - Keith Dean and Frankie Green reported on what has transpired between the 31 residents along Persimmon Ridge Road and the developer of 250 acres at the north end of the road. Along with other concessions, the developer has reduced the number of units from 50 to 45, but the consensus of Persimmon Ridge Road. residents is a limit of 25 units or 1 unit per 10 acres as designated in the County's Comprehensive Land Use Plan. Water and traffic along Persimmon Ridge Road are key concerns . Strategies to oppose the larger number at future coming hearings were discussed. Keith asked Alva Inc. to formally oppose the Amazing Grace Development to be anything over 1 unit per 10 acres. Jim Green made a motion for Alva Inc. to support the limit of the 1 unit per 10 acres; BJ Gerald seconded the motion and the motion carried.

Meeting adjourned.

