



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

Alva Inc. Board of Directors Meeting December 6, 2007

A Board of Directors and Planning Committee meeting was held Thursday, December 6, 7:00PM at the Mother of God House of Prayer. President Ruby Daniels called the meeting to order. In attendance were 10 people.

Vice President Jim Mathisen reported the State DOT is planning repair and maintenance of the SR 31 Bridge, which will necessitate its closure for 60 to 90 days early in 2008.

Secretary Jim Green reported the Oak Park Commons proposal was the subject of the Hearing Examiner meeting of December 5.

President Daniels reported indications that the Argo Ranch property owners are considering a sale to Conservation 2020.

President Daniels then led discussion on the Broadlands subdivision proposal. A Broadlands Concept Plan, dated October 9, 2007, was distributed. The meeting proceeded to itemize a number of concerns, most of which were issues where the proposal appeared to not be in compliance with the *Standards of Development within the Alva Community Planning Area*, submitted to Lee County in September 2007. (Please note: Copies of an early Standards “draft” were distributed in error – the correct “final” standards are attached, and paragraph numbers refer to it. Items missing from “draft” but in the “final” are included in the list of concerns below.

The following paragraphs of the Standards, Section 22.4.2, were itemized as questions and/or concerns:

Subsection A. Density/Carrying Capacity

1. Density: Appears consistent, verify.
2. Traffic study if required
3. Water Use Assessment
4. Green Development Standards
6. Green Homes Standard
7. 5% Affordable Housing
10. Minimum of cul-de-sacs
11. Pedestrian/Bike Paths
14. Easements around lakes and ponds
15. Neighborhood parks and natural areas
16. Transfer of development rights to a more urban area is desirable

Subsection B. Natural Systems

1. Map outside area to minimize effect to surrounding natural systems

2. Wildlife
 - a) Increase setbacks
 - b) Uninterrupted corridors
3. Water flow-ways
 - a) Examine and document
 - b) Protect and re-establish
 - c) Protect natural hydrology and clean surface water
 - e) Native low-water use vegetation
4. Vegetation
 - a) Tree survey
 - b) Heritage tree preservation

Section C. Aesthetics

1. Preserve history by reflecting previous use
 - b) Keep a segment in pasture land – restoration of cow pens is desirable
2. Architectural styles
3. Entry design – rural in nature
4. No fountains or waterfalls
5. No wall or gate visible from CR-78
7. No berms over 3 feet in height
9. Rural style, small monument signs- if any
10. Preserve historic ambiance of Cr-78

Other points of concern:

- Entrance points are close to sharp road turns and Telegraph Creek Bridge and are a safety concern.
- Treatment of the area adjacent to Telegraph creek.

Discussion followed regarding increasing neighborhood awareness and involvement, with the conclusion to include in the subject in the newsletter and distribute. A kayak tour of Telegraph Creek was offered and accepted by meeting attendees.

Meeting adjourned.

Respectfully Submitted,

Jim Green, Secretary

Attachment One: Standards of Development within the Alva Community Planning Area
Attachment Two: Broadlands Concept Plan dated October 9, 2007