



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

## Minutes of Alva Inc General Meeting of January 14, 2008

**Please note: The Secretary made inexcusable excuses and did not attend. Sarah Gillim and Marge Mathisen were kind to pick up the pieces and fill in, with some overlap in their coverage:**

### First Set of Minutes:

Ruby Daniels called meeting to order and pledge of allegiance was recited. Guest presentation was from the developer's of the Broadlands development on Telegraph Crk. Mr Deardon, Realmark Group owner spoke and introduced: Will Stout; Laura Strauss, marketing; Land use attorney Matt Uhle, Larry Hildreth, Avalon engineering. Realmark company is out of Cape Coral. They own properties in Lee, Charlotte counties and North Carolina. They try to hire local subcontractors. Operate and own Burnt store Marina and Cape Harbor. Also own land near Tucker's Grade and in Cape Coral which are sited for development. Judd Creek on Pine Island Rd is a commercial project with some multifamily homes. The proposed "Broadlands" is planned to be a community of rural estates on 407 acres with no commercial. Bonita Bay was rejected at 3 units per acre. Babcock ranch development is approved through Charlotte County – 17,000 homes and 16 million sq feet of commercial. Lee county land use in area of Broadlands is 1 unit per acre. Deardon claims the development planned is less than 1 unit per acre. When the development plan is viewed there are many lakes. County requires them to dig at least 55 acres of lakes because of watershed. If property was chopped into sections don't need to deal with watershed or protected species. Larger pieces of property with larger developments must contend with these issues.

Laura Strauss - Marketing and sales of Realmark Gp: Claims there is a problem in zoning of rural areas in Lee County in that it prohibits adding on units for family members that want to come back to family homesteads. This development will allow the combining of lots so a buyer can build more than one unit. True density planned is 0.9 units per acre but because they expect people to buy multiple lots the density may be lower. Don't expect Mc Mansions but smaller places with architectural design that is rural friendly. They will require more plantings than that required by Lee Co.

Deardon – Claims land plan has been modified because of ALVA inc input. In response they have reduced entry way clutter and plan to hide homes from the view of the road. 62 acres of lakes are on property along with biking paths and walking trails and small activity center. Gate to development recessed and understated. One complaint is that site plan looks "Cape Coralesque". Water bodies in Broadlands average 150ft – in Cape it is 80 ft. County has asked the water bodies to be made sinuous and they have tried to comply.

Question and answer-

Q: What public service strategies are planned ? A: Prelim discussions with Fire Dept. Alva FD has asked for property to set up fire house. May negotiate a fire station on property. Traffic impacts of development are stated to be minimal

Q- Buffer on outside of development is 50 feet? A: Yes, County requires no buffers for building single family home. 50 ft buffers are for vegetation and walking trail. May take 5 years to get density of vegetation on buffer that will hide houses.

Q- Rural life and wildlife enjoyed by people here. The Simon property is lovely with much threatened wildlife. What happens to these animals? Many are concerned about loss of wildlife because of development, especially in more remote areas of Alva. A: Deardon – environmental analysis was expensive but was completed. A bird was found on tree by street. These were preserved for this bird. Environmentalist's value the sable palms and they will be preserved. Along waterway the vegetation will be preserved because the development will be 150 ft off waterway. Phase near waterway is 7 years away. Land to be developed is mostly pasture.

–Comment- President of Audobon SW Florida. - There is habitat value to pasture and developers should not say there is no habitat value in ranchland. Little lakes everywhere does diminish habitat greatly. Natural flow of water will now be changed by series of lakes etc. Natural flow disruptions are cumulative and should not be taken in isolation. Deardon – there will be grass on property. Eagle will have 37 acres to himself

Q: Why not make bigger lots? A: There are 384 platted tracts and these will not be full acres. Expect people to buy more than one lot. County will not allow more than one unit on each lot.

Q: Eagle is on adjacent property – what will happen to it? A: Audobon president - Eagles are now off endangered species list. Discussions ongoing as to whether Lee county will adopt a new eagle ordinance. This may include an easement on land that was used for eagle nesting. Can eagle nesting area be developed once abandoned? This is contentious issue. Its proximity to houses is important. Deardon- claim they do not plan to develop land with eagles on it.

Q: What is minimum lot size? A; Smallest lot size is ½ acre and up to 2 acres not including water.

-Q: What are minimum size requirements for homes – A; 1800 sq ft

Q-Market down now. Why start project now? A: This land was purchased 2 years ago. Work has been nonstop. It may still be years with permitting to bring this product to market. This is what developers do and they know cycles of market.

Comment from ALVA inc representatives- Looks like subdivision in rural community. Don't see open fields. It looks like a maximization plan to get as many homes as possible. ALVA has set criteria for developers. How are natural flow ways being maintained? Is it green development? This is first time this has been presented to ALVA community. ALVA would like a detailed response to ALVA inc standards. One recommendation is to cluster the development and leave some open space and flow ways for water.

Conservancy of SW Florida has worked with ALVA inc to develop standards and would also like a response to these .

Engineer for development says there are no established flow ways but there are ditches. Want the development to go in pasture areas because that is easiest to develop Land drains toward creek. They will try to mimic same thing via weirs.

Q – Traffic concerns and safety for children A: It will take many years to develop this land so traffic increase will be gradual.

Q- What about crime and public service? A: Expect that residents will not be criminals. More residents mean more eyes and ears.

Matt Uhle land use attorney explained rights of developer. Property is in rural land use designation. 1u/acre and 35,000 sq foot plots. Land use would allow for 200 to 300 units without architectural controls and vegetative design and walking paths etc to make it more rural. Asking for support for additional units in exchange for these concessions to ALVA inc. If there cannot be some agreement, it will just end up at 1 unit per acre and ALVA will have no say.

Summary by developer – have tried to come up with a good development. This is greener development than what could be put here. Claim to want to work with community

ALVA inc representative claimed that they invited Broadlands developer multiple times to come and talk to the community but the developer would not come.

Ruby Daniels , President, ALVA inc would like to put a representative group from ALVA together to talk with developer and put common interests together.

### **Second Set of Minutes**

Present from Realmark Corporation from Cape Coral were Will Stout, Craig (?) Dearden, Laura Strauss, Larry Hildrith and Matt Uhle. Realmark has holdings in Louisiana and North Carolina as well as Florida. They try to keep the money within the community, i.e., 600 acres with 1,000 homes on Tucker's Grade Road, Burnt Store Marina, and Cape Harbor. They only build rural estate communities, not commercial.

The project being discussed is 407 acres (six times the size of Alva) on CR 78 with a one-to-one density. The County requires 55 acres of lakes, no watersheds and indigenous (sp?) species of plants, all of which they say they are complying with.

Laura Strauss, Marketing Director, told us that they wanted to combine lots-two-Iot cottage/guesthouses-with strict architectural control, with two trees per lot which is more than the County requires.

Their land plan has gone through several variations and they want to have as little clutter as possible. There will be a street buffer of 50 feet (it will probably take five years for the trees on the buffer to grow), 62 acres of lakes that will be staged and there will be four miles of biking trails. The gate will be recessed and understated-very conservative in appearance. The 407 acres will have 384 homes (platted tracks) and will range from one-quarter buildable acre to two acres, depending on where the water lies.

Sonny Haas, running for Lee County Commissioner, asked about a fire department. The Alva FD asked for property to set up a fire station.

There was a lot of discussion from the audience, mostly negative, concerning the loss of native birds and animals that now use that property for nesting and homing, it looks too much like Cape Coral, etc. They told us there would be no problem with water or road infrastructure according to the County which no one believed.

The discussions got heated and Matt Uhle (their lawyer) was called upon to "explain the facts" to us which ultimately maintained that they had a "legal right to build homes and were going to "with or without" our blessing. They had met all the requirements of the County!

The meeting ended at 8:30pm and the Realmark group left.

Ruby Daniels called the General Meeting to order at 8:40pm and thanked everyone for coming. Alva, Inc., shares the concerns of the people who now live in that area, but stressed that we need to have a response to the Realmark folks and have to be prepared to go in front of the LPA and County Commissioners with our objections. The residents need to be there and give their input at both meetings. You have to speak at the LPA Meeting in order to speak to the County Commissioners. Hopefully, we can work out our differences re open spaces, FL certified "green" buildings, native buffers, etc. She suggested that a committee be formed to formulate our ideas. Bill Redfern got up and told everyone that he was disappointed that more people from that area didn't show up at the meeting and said he would make the rounds "again" trying to get more people involved.

Our Treasurer was not in attendance, so Ruby gave the Treasurer's Report-we have \$200 less than last report because we had to pay that to print the fliers.

Ruby told everyone about the Vegetation Recycling Plant in Hendry County that Alva, Inc., and some of its members, participated in, at the Hendry County LPA Meeting (11/23) and the County Commissioners Meeting (12/11) that was resoundingly turned down by a vote of five against and zero for. Another victory for Alva, Inc!!

Our Community Plan is coming along and Steven Brown has been working with Jim Mudd. Alva, Inc. needs more members and more money Dues are due in January.

Meeting Adjourned.