



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

Newsletter

November 2007

Next General Meeting: **Monday November 12, 7:15 PM**, Alva Community Center

Alva Community Plan Inches Closer to Approval. The Lee Land Planning Advisory Committee was briefed on the Alva Community Plan October 22nd. A meeting is scheduled November 9th with Alva Inc. officers and County Staff to resolve any staff issues, with the intention of staff recommending LPA endorsement before year end.

Proposed Industrial Vegetative Recycling Plant on CR78. If the project is approved, the principal route for the trucks will be past the Alva School and across the Alva Bridge. Hendry County Commissioners continued the public hearing until **Tuesday December 11, 5PM**, Hendry County Courthouse. Wayne and Jeannie Horchlacher (phone: 863-675-1696) of the Fort Denaud Group are organizing Hendry County opposition and Alva Inc. President Ruby Daniels (239-728-3292) is mainstaying Lee County opposition. Contact these people to add your support, and come to the December 11 meeting, fill out a speaker's form and speak your opposition.

CR78 Overlay. Alva, Inc. is starting a new project - to write an overlay for CR 78 to keep the country look we all enjoy. This is an exciting project that will take us one more step toward protecting and retaining what we love in our community. Our work will be similar to what we did to write our *Standards for Development Within the Alva Community Planning Area*. Rob Andrys has volunteered to serve as chair, and the Bonita Bay Group has offered to assist. The first meeting is **Wednesday, November 7, at 7:00 P.M.** at the House of Prayer on Cypress Creek Rd. All are invited to be a part of the process.

Broadlands Update. This is a 400 acre development proposed on CR78 at Telegraph Creek. The proposed density of one unit per acre is consistent with the Lee Plan and the *Standards for Development within the Alva Community Planning Area*. However, there are other plan aspects that are not consistent with the Standards. A copy of the Standards has been provided to the developer's representative, and a meeting to discuss the development is planned for December.

North River Village Update. This is a 1,200 acre development proposed by the Bonita Bay Group south of CR 78 and west of SR 31. The proposed density of over two units per acre is inconsistent with the Lee Plan and the *Standards for Development Within the Alva Community Planning Area* which allow density of one unit per acre on the property. A copy of the Standards has been provided to the Bonita Bay Group. The Bonita Bay Group proposal includes 1,500 single family and 1,000 multifamily homes, 100 hotel rooms and commercial space. Challenges to the proposal have been raised by Lee County staff members including the following:

- Concern regarding the added traffic and congestion caused to exterior roads and, if corrected, who will pay for the roadwork?
- Lee Public Safety Emergency Management opposes the density increase and points out density should be lowered, not increased.
- Staff asked for demonstration of why the proposed change does not constitute Urban Sprawl.
- Staff states new growth should be directed to Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created.

**New Members Solicited – Help Preserve Your Community!
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