

## 1. Rural Nature

- Old Florida
- Community characteristic
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## 2. Open Space

- Low Traffic

## 3. Improved Infrastructure.

- Increased Residential
- Increased Commercial
- Family oriented.

## 4.

### Positive:

- more interaction among Alva community
- <sup>Expand</sup> Greater notification Area for zoning actions
- Larger signs
- Increased law enforcement / Code Enforcement  
in specific areas of concern

5. Neg.

Commercial Dev. with minimum street set backs

Ave A., B. & C. Increase in migrant Labor Housing

- Seasonal.

6. Restaurants - Mom & Pop

Grocery Store / Large

Automotive Care.

River Recreation - Expand Curvy facilities to facilitate

walk in clinic

Laundromat

Fish bait & tackle

①

- Not built up.
  - Scenery
  - Home
  - History
  - Small town/community connections/  
sense of community
  - Wildlife
  - Only time tree comes down is when  
it dies - beautiful oak trees
  - River / riverfront
  - "Alva" Flowers (indigenous species)
  - Like - white cricket
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2

- Unique flowers/oak trees/river
- Country/rural setting
- Grazing animals
- Orange/citrus groves/industry
- Similarities w/ Old Sanibel Island
  - Walking path - community network
  - Everyone knows each other
  - ~~Fimpy's~~
  - American Legion/restaurant were part of community
  - Strong sense of community
  - Agriculture (vs. fishing)
  - Keep history/past
- Peaceful + safe
- More natural

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# Future + ~~and~~ "visits"

- Ways to attract visitors
- Residential(?)
- No Wal-Mart!
- Services already available in surr. communities
- Retailers should "contribute" to community "pot of money" from commercial
- Commercial depends on density
- 1 unit/acre density in most of community
- Should be able to "cluster" residential, leave rest rural
- Don't expand <sup>more</sup> ~~less~~ than 1 unit/acre <sup>development</sup>
- Wide open spaces b/t houses
- Setbacks should be large
- No commercial on Palm Blvd S
- We have enough commercial
- Commercial OK on Palm Beach Blvd at intersection (buffer)
- Should be able to tell how distance b/t R + C <sup>es.</sup> <sup>omn.</sup>

② Small-scale commercial  
in appropriate areas

• No big-box stores

• Types of businesses?

- Medical office

• MCM + pop

• Agriculture/feed store

• Small businesses/business incubator

• ← Design regulations for commercial

~~law~~

## ④ Positive change? Negative

- Jobs - What type?
- Housing
- Transportation/transit (bus, etc.)
  - Trolley
  - Bring back defunct bus lines
    - To Charleston Park
- Recreational
  - Parks, open areas, preserves,
- High-end/Gourmet restaurants
- Historic village ~~etc~~
  - Focus on agriculture, history, river interconnectivity
  - River-oriented businesses
  - Ice cream shop
- Drainage - improvements
  - Flunnways cleared

## ④ Negative

- Higher crime rates related to denser development (Alva is quiet/safe)
- Security needed
- Traffic
- Environmental loss/damage
- Flooding "nightmare"
- Noise
- Cleaner water in Charleston Park <sup>needed</sup>



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## ⑤ Alva Commercial

- Commercial near intersections
  - Small businesses/incubators
  - Agriculture
  - Youth employment/employment opportunities
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## Attractions :

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x Rural: lack of density

- oak trees
- space
- cows / horses

### DARK SKIES

- properties on acreage

"DOWNTOWN ALVA" - Charming  
Architecture - no stucco

Wildlife - turkey, deer,

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Rural is not 1:1

Zoning notification - change require

LOW DENSITY

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### COMMERCIAL

KEEP THE MOM & POP BUSINESS - ON THE OTHER SIDE OF 80. (BETWEEN JOE & FLOWER FARM)

KEEP OUT <sup>of ALVA</sup> BIG BOX STORES / CHAIN STORES.

BETWEEN BROADWAY & 75 - USE FOR BIG BOX STORES (HOME DEPOT)  
LOWES

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- ① - Green Space - Space - family  
- Rural - Quiet/Peaceful - Ag  
- People - River/Water/Parks  
- Family tradition (Generational)  
- Animals (livestock, ~~animals~~)  
- History  
- Clean  
- Rural - style (building style)  
- Oak Trees  
- Wildlife  
- Raising Children
- 

## ② Park Trucks

- 4 H
- Open Space - Roam / Play
- Hunting
- Parks
- 20/20 Land
- Location
- Family
- Low Crime
- Curage
- Low Density
- History (Alva museum)

③

- Increase Pop. (Low)

④

neg - Suburban Dev.

· Gated Community

neg - Strip Mall

neg - New School

neg - expansion of utilities

neg - Politics

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POS - traffic control @ school

POS - growth of Ag uses

POS - Increase extension Services

POS - Stay "as is"

POS - More River access

POS - LDC w/ residents help

POS - Water Quality

Clean ~~debris~~ / Waterway / River  
Debris / Maintenance

5

Highway 80 - Joel Blvd. River Oaks  
Alva Village Market (stay same size)

# RURAL LIFE

RURAL = NO TRAFFIC

LOW DENSITY

AWAY FROM DOWNTOWN F.M

## PRESERVES

NATURE TRAILS

NATIVE TREES

OPEN PARKS

SPACE / PUBLIC

PRIVATE ; ~~PRIVATE~~ OPEN  
SPACES

HABITAT FOR WILDLIFE

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"OLD FLORIDA"

"COLONIAL"

- ~~R~~ PORCHES

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## POSITIVE - COM.

- REUSE / REVITALIZATION OF EXISTING SITES
  - PROP DEV REGS -
    - NATIVE VEG - BUFFER FROM ROW
    - 10,000 SF MAX BUILDING AREA
    - MAX HEIGHT - 35'
    - SETBACKS FROM RD  
~ 50' FROM ROW  
W/ PARKING IN SIDE/BACK
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UNIQUE

- LARGE LOT OWNERS

≥ 10 ACRES

- HISTORIC RESOURCES

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## POS. CHANGE

- SMALL BUSINESSES

  - "MAYBE"

  - BUSINESS IN TOWN

  - HOME = ALVA

  - LARGER LOT SUBDIVISIONS

## FUTURE

- ADDRESS FLOODING / SHEET FLOW

- ~~APPROPR~~ APPROP. BUFFERS /  
SETBACKS / OPEN SPACES

- NO CHANGE

# NEG CHANGE

- INCREASED TRAFFIC FROM INCREASED DEV
- SUBDIVIDED RES. LOTS
- NO STRIP MALLS

D Country Not too over crowded  
Quiet SPACE  
Rural limited commercial  
Beautiful nice

Needs a bank Neighborly  
Value property, feels like home (slow)  
Some growth, Open Space, Big skies, animals  
(domestic + wild)  
CRP (Catoosa-hatchee Reg. Park)  
"River + Ranch access" is unique  
Animals, not screeching of tires is heard  
Trees

2) Things they like make Alva unique  
Safe, community looks out for you.  
Alva is a state of mind (Alvitude)  
Retained rural character longer than  
other locations  
Miles on the river, miles on the roads,  
you see open space  
larger space between homes low density  
Targeted commercial

Proud of long history  
Generational families mingling w/ newcomers

Don't want congestion from high  
density residential  
Targeted commercial only.

Rural = access to many people

#### ④ Positive changes

- Clustered development w/ rural on perimeter
- Keep commercial along SR 30
- Improve/expand Joel Blvd
- Clean up the river
- Better library
- More family owned businesses
- Central flooding



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Negative

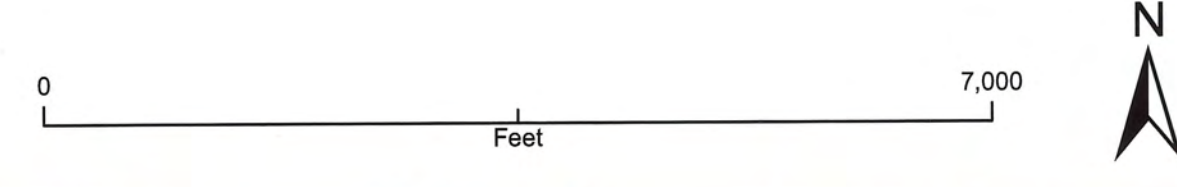
Don't need a big grocery store

Gradual growth is preferred  
No large developments like River Hill  
Make sure I recognize it in 10 years  
Can we be placed in a Rural Comm.  
Preserve like Buckingham?  
High school w/ AG programs  
Retail between Joel + Village Market only

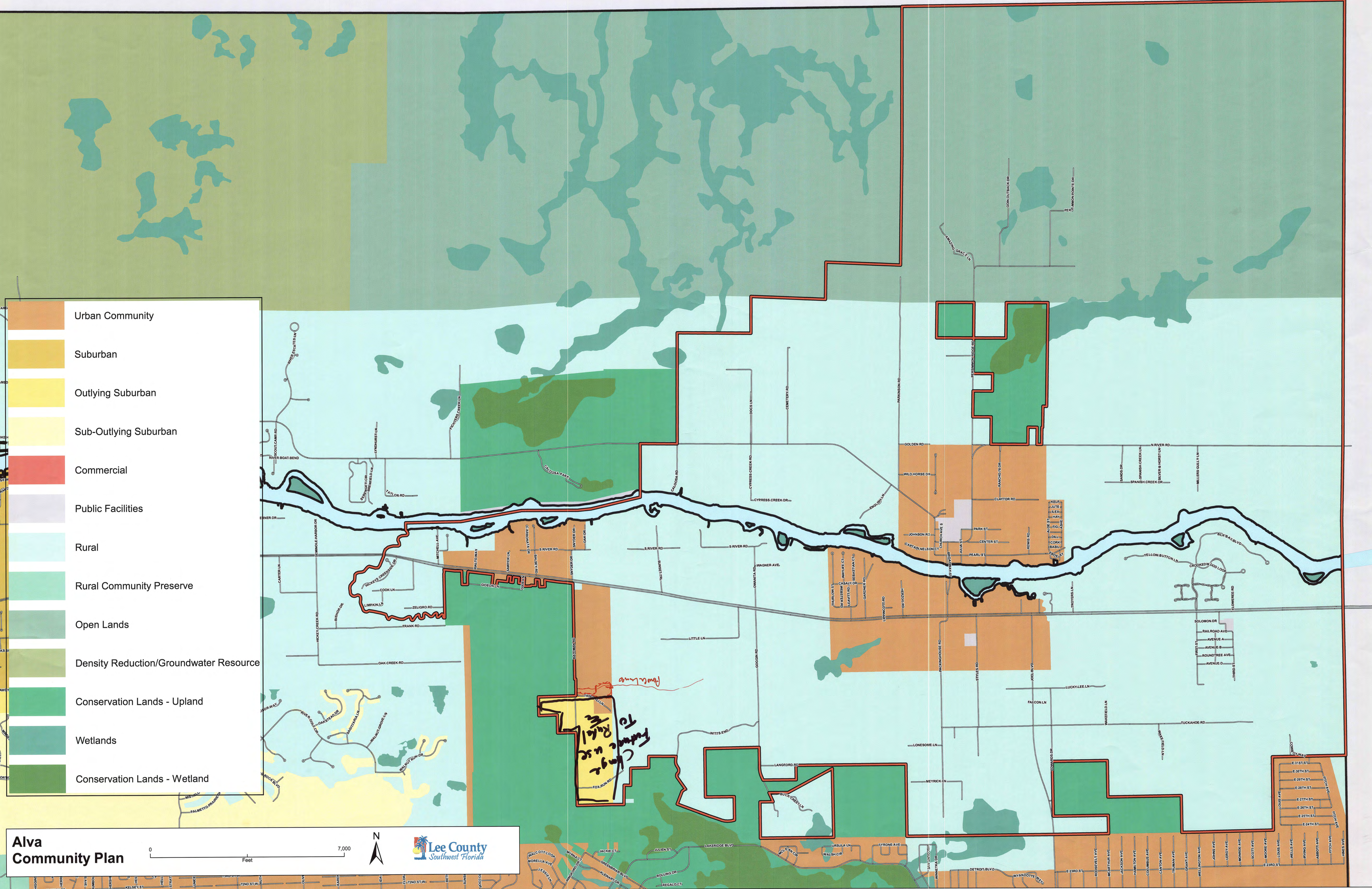
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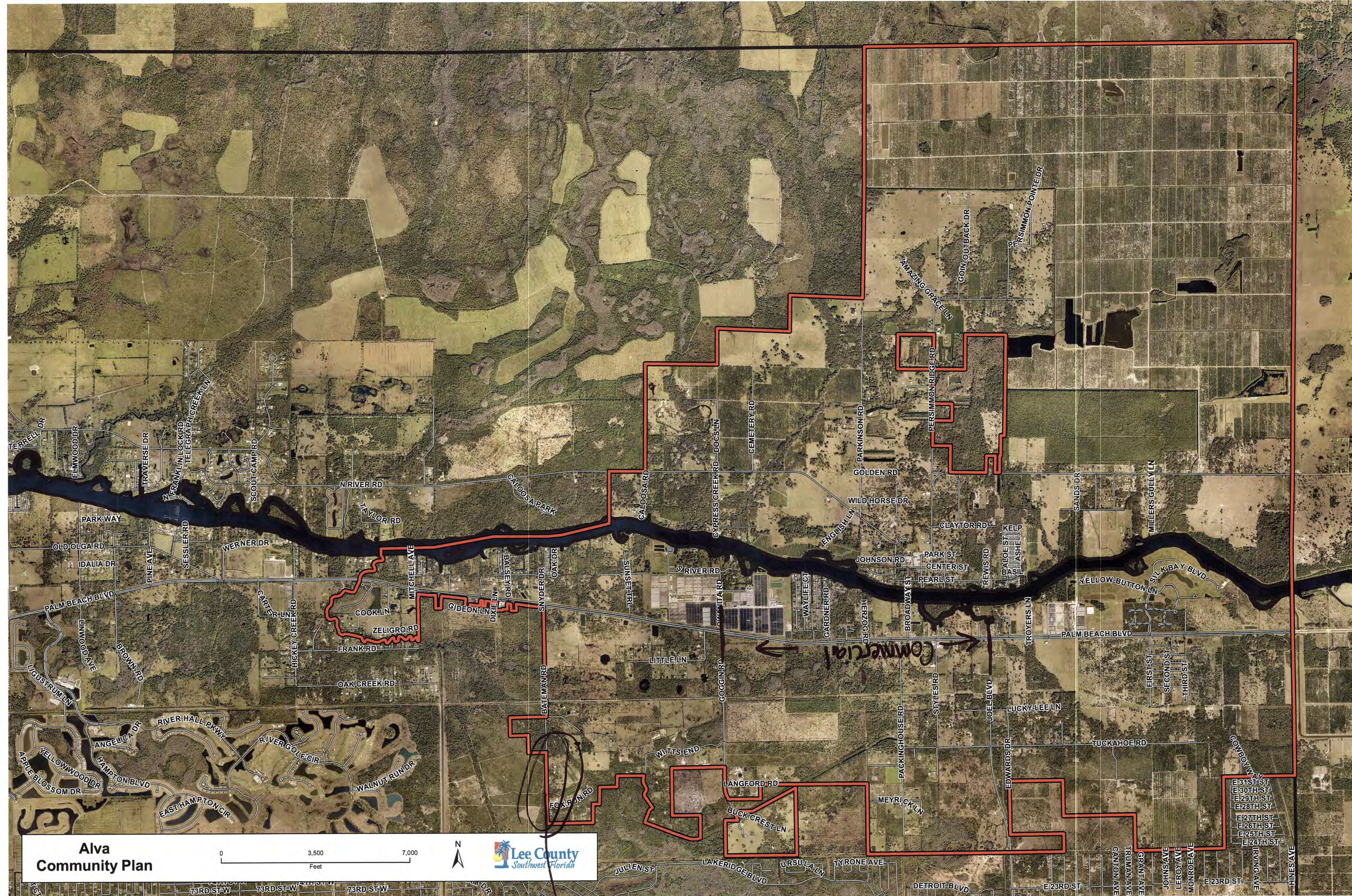
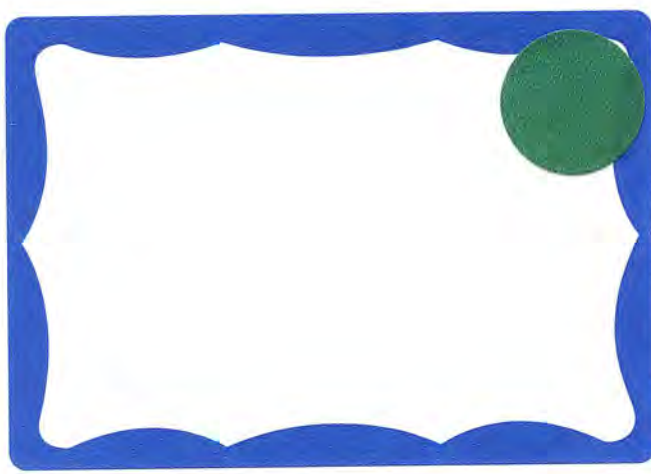
-  Urban Community
-  Suburban
-  Outlying Suburban
-  Sub-Outlying Suburban
-  Commercial
-  Public Facilities
-  Rural
-  Rural Community Preserve
-  Open Lands
-  Density Reduction/Groundwater Resource
-  Conservation Lands - Upland
-  Wetlands
-  Conservation Lands - Wetland

**Alva Community Plan**



*Change to Rural Use  
Future use  
Rural Use*





How is this land  
3 units per acre?  
(KEEP AT 1 PER 5 ACRE)  
FUTURE USE. Would  
also allow for a guest  
house.



