



Alva Inc. is dedicated to preserving the tranquility and beauty of Alva

P O. Box 2022, Alva FL 33920
www.alvafl.org

Alva Inc Meeting Minutes
2-8-16

President Daniels called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Secretary Dennis read the minutes from January 11, 2016. Paul Furbay moved to approve the minutes, seconded by Joyce Pilewski, and they were unanimously approved.

Treasurer Smith gave the treasurer's report from Jan. 11, 2016 showing a balance of \$645.64 and the treasurer's report for February 8, 2016, showing a current balance of \$770.64. Joyce Pilewski moved to approve both reports, seconded by Connie Dennis, and they were unanimously approved.

Ruby introduced planning consultant David DePew, representing Daniel Kreinbrink, who proposes a community plan amendment to rezone nearly 40 acres at the SE corner of North River Road and State Road 31 from rural to outlying suburban. He presented two different conceptual layouts for the property. One showed a layout of solely residential homes with three dwelling units per acre and the second showed a combination of uses with commercial (taking up about 1/4 of the area or 100,000 square feet) clustered on the northwest corner of the property, resulting in fewer homes on the remaining property. So it would either be 203 dwelling units or 90 dwelling in the mixed use with 10 acres for commercial use. Mr. DePew says this is the beginning stage and the eventual design will meet the criteria in the Lee Plan. He says 1.2 million people are projected to live in the Lee County, compared to the current 600,000.

Many questions and concerns arose as a result of this presentation. Will Highway 31 be widened? Will there be a road coming from the Babcock development onto Highway 78? What does the Bayshore Fire District say about it? Will there be a new bridge on Highway 31? Won't there be a lot more traffic going over the current bridge if this development occurred?

Ruby expressed great concern about keeping the rural character of the Alva and North Olga and then went over quotes from both the North Olga Community Plan and the Northeast Lee County Planning Community that includes the North Olga and Alva planning communities that support maintaining the rural character. Quotes from the North Olga Community Plan include the following:

NORTH OLGA COMMUNITY PLAN

Goal 35: North Olga Community. "To promote and support North Olga's unique rural character, heritage, economy and quality of life by establishing a participatory community planning effort to guide North Olga's future."

Objective 35.1 "By 2014, the North Olga Community will work with Lee County to establish comprehensive plan policies, land development regulations, and other planning and development tools to manage future community development in a manner that protects and enhances North Olga's rural character and aesthetic appearance, while supporting the continued viability of commercial agricultural businesses."

Policy 35.1.1. "Protect the community's rural aesthetic qualities preserve the natural and historic resources, and support a diverse rural economy by promoting compact or clustered

development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses.”

Policy 35.1.2. “In partnership with Lee County, the North Olga Community will develop a rural planning toolbox to promote a compact development pattern within the community. Planning tools will include but are not limited to a Transfer of Development Rights (TDR) program, Purchase of Development Rights (PDR) program, conservation and agricultural easements, farm land trusts, and land development code regulations. The North Olga Community may be sending area for county-wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.”

Policy 35.1.3. “The North Olga Community will work in conjunction with Lee County, public agencies, land owners, and community service providers to examine the need for a rural mixed-use village center that provides for public meeting space, institutional uses, recreational opportunities and local goods and services.”

Policy 35.1.7. “Lee County will support the North Olga Community[’s rural character by ensuring that any proposed Future Land Use Map amendments within the community are determined to be consistent with the goals, objectives and policies of the Lee Plan by at least three members of the Board of County Commissioners in a decision that is entered in a public meeting after the opportunity for public input.”

Objective 35.2. Residential Land Uses. “Protect and enhance the rural character of the North Olga Community by evaluating residential development proposals for consistency with the community’s rural character and sense of community. Rural character is defined as those characteristics that convey the rural lifestyle such as: Large lots or clustered development, ample view of wooded areas, open spaces, and river front, working farms, productive agricultural uses, and the protection of environmentally sensitive lands.”

Objective 35.3. Commercial Land Uses. “Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should promote the rural character within the North Olga community boundaries and allow for non-residential land uses that serve and support the rural community. County regulations will support a unified and attractive rural oriented design theme in terms of landscaping architecture, lighting and signage.

Policy 35.3.2. “Support ancillary commercial throughout the rural designated areas that promote the rural and agricultural character of the community, if appropriate zoning approval is granted. For the purposes of this policy, ancillary commercial uses are defined as non-residential uses that support the local, rural-based economy.”

Objective 35.4. Economic Development. “Encourage future economic development opportunities in the North Olga Community that identify and promote the rural and agricultural-based quality of life for the residents and surrounding communities.”

Policy 35.4.1. “Continue to protect and support the long-term viability of commercial agricultural businesses within the community.”

Objective 35.5. Transportation. “Road improvements within the North Olga Community considered by the county will promote the community’s goal to maintain its rural character and provide for safe access, and appropriate transportation resources including roadways and pedestrian, bike, and equestrian trails and pathways.”

Objective 35.8. Conservation. “Preserve, protect, and where possible, enhance the physical integrity, rural character, ecological values, and natural beauty of the North Olga Community, focusing upon the Caloosahatchee River, native vegetation, wildlife resources, and areas designated for long-term conservation.

Policy 35.10.4. “The North Olga Community will work with the Alva Community to implement and achieve the Northeast Lee County vision, goal, objectives, and policies.”

The support from the Northeast Planning Community includes the following:

NORTHEAST LEE COUNTY PLANNING COMMUNITY

Goal 34: Northeast Lee County Planning Community. “Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands within the Planning Community. The boundaries for North Olga and Alva are delineated on Map 1, page 2 of 8. Alva and North Olga will work cooperatively toward this goal for the entire Planning Community through the objectives and policies that follow, and through their individual/local planning efforts.”

Objective 34.1. Agricultural and Rural Character. “Maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County. For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and protection of environmentally sensitive lands.”

Policy 34.1.1. “Support the agricultural and rural character within Northeast Lee County by encouraging continued commercial agricultural operations and encourage new development to be clustered to conserve large areas of open lands.”

Policy 34.1.2. “Work with residents and property owners of Alva and North Olga to develop standards and guidelines for clustering future development and conserving large areas of open lands to promote compatibility with adjacent residential and agricultural areas. The standards and guidelines are intended to give clear and meaningful direction for future amendments to the Land Development Code.”

Policy 34.1.4. “Work with the residents and property owners of Alva and North Olga to establish amendments to the Land Development Code that will foster agricultural operations and support rural uses.”

Policy 34.1.5. “In all discretionary actions, consider the effect on Northeast Lee County’s commercial agricultural operations and rural character.”

Objective 34.2. Rural Planning Toolbox. “To develop and further the use of a rural toolbox of incentives, programs, and regulations that enhance and maintain Northeast Lee County’s sense of place and provide for the long-term preservation of large tracts of contiguous natural resource and open space areas, while providing the regulatory flexibility needed to support commercial agricultural operations”

Policy 34.2.1. “Work with Alva and North Olga to develop and refine rural planning tools including but not limited to: Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs, conservation and agricultural easements, farmlands trusts, and Land Development Code regulations.”

Objective 34.3 Natural Resources. “To enhance, preserve and protect the physical integrity, ecological standards, and rural character of Northeast Lee County by focusing on:

1. Water Basins
2. Native vegetation
3. Wildlife habitat and resources; and
4. Areas designated for long-term conservation”

Policy 34.4.1. “Work to preserve the rural character and scenic qualities of North River Road, and support multiple modes of travel for residents, businesses, visitors, and commercial agriculture within Northeast Lee County. Implementation of this policy will not impact the function or

operation of agricultural lands within the Planning Community for the purposes of scenic preservation.”

Mr. DePew responded that the intention is to keep it rural. He said a traffic analysis is needed for planning of additional traffic. The plan is to extend the sewer lines from the Civic Center. Again, this is in the beginning of planning stages, and more meetings with the communities will occur.

Ed Kimball from the East Lee County Council (including Buckingham, Ft. Myers Shores, Bay Shore, and Tice) reported on a meeting that had Wayne Daltry as guest speaker. Mr. Daltry talked about various planning issues within Lee County. Ed said the River Hall decision to accept or reject the Administrative Law Judge’s decision will be made by the governor plus two others on the cabinet. We don’t know when this will take place.

There was a question about the Broadlands property. Ruby said that Ralph Bond and his wife love the property and there are no immediate plans on changes for it.

Two members of our board have resigned and we are looking for volunteers who care about the Alva community.

Paul Furbay made a motion to send the complete minutes of our meeting to Sharon-Jenkins Owens, seconded by Connie Dennis, and it was unanimously approved.

Ruby and Joyce mentioned the Alva Garden Club plant sale on March 12, and Paul Furbay explained why there would be hunting on 20-20 land and the mitigation park (to control the hog population). There is some concern about the use of guns, and the idea of bow hunting was brought up.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,
Connie Dennis, Secretary