

# Special newsletter edition



## Rural preservation question Alva Inc. asking developer to follow proposed code for Palm Beach Boulevard project

A developer with two acres on Palm Beach Boulevard probably will have to voluntarily follow Alva Inc.'s proposed guidelines for preserving the area's rural nature.

A public discussion of the project and how it could be developed is set for April 11 at 7 p.m. in the Alva Community Center. Representatives of the owner and the county's planning staff have been invited to attend as well.

The guidelines are in the form of proposed amendments to the Lee County Development Code. If adopted they will become part of the code and developers will have to comply with them.

The county, however, has suspended the approval process pending the outcome of other land use related matters. That means the owner of 21440 Palm Beach Boulevard, just west of Styles Road, can follow the existing code, which is not tailored to Alva's wishes.

The subject property's owner is Palmetto Alva-SR 80 LLC, which is managed by the Palmetto Capital Group of Thomasville, Ga. The company has managed several projects in Southwest Florida including a Dollar General in Cape Coral.

Alva's land development code proposal applies to commercial, mixed use, multifamily and civic developments that require zoning or land development order approval. Some examples of the provisions:

Buildings should have a southern Victorian or Florida Cracker style appearance.

Roofs should be pitched. No flat roofs allowed.

Building colors should be warm earth tones, neutral, subdued pastels or white. Black is for trim only.

Awnings must be attached to the buildings. Poles and columns are prohibited.

Overhead doors facing Palm Beach are prohibited.

No flat roofs are permitted.

No lighting can be used to outline buildings. Neon and backlit awnings are prohibited.

Native trees and plants are encouraged. Heritage trees must be replaced if they have to be removed.

No neon, pylon or inflatable signs are allowed without a special events permit. Ground sign monument designs are acceptable. No roof or changing electronic message signs are allowed.

Historic core buildings can be no more than two stories.



**Development plans for the outlined property must get Lee County's approval. The plans are public records once they've been submitted to**

### Could something like this be coming to Alva?

Palmetto Capital Group helps develop projects such as these, which are highlighted on [palmettocapitalgroup.com](http://palmettocapitalgroup.com).



Lakeland: O'Reilly Auto Parts



Lakeland: Kaufmann Tire



Cape Coral: Dollar General



Dunkin' Donuts: Harrisonburg, Va