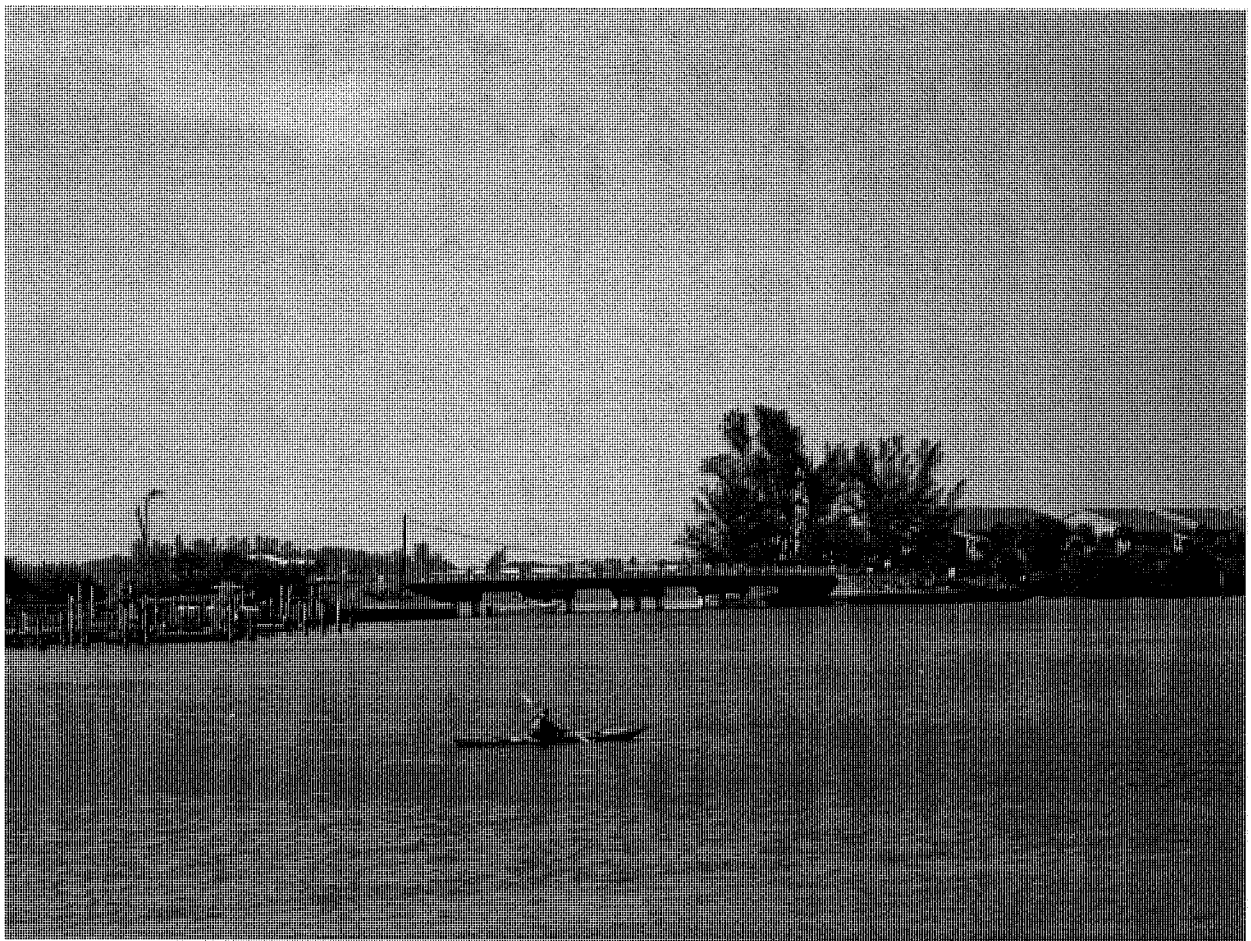


BOCA GRANDE COMMUNITY PLAN

VISION STATEMENT, GOALS, OBJECTIVES, AND POLICIES



JUNE 2007

BOCA GRANDE COMMUNITY PLAN
Charlotte County
Vision Statement

Gasparilla Island/Boca Grande – In 1980, the Florida Legislature found that the community of Boca Grande, comprised of Gasparilla Island and nearby islands, is part of the fragile barrier island system as defined in the Presidential Directive on barrier islands dated May 23, 1977, and is an area of particular natural beauty containing abundant plant, marine, animal and bird life. The State of Florida recognized that the conservation of the natural beauty, plant, marine, animal and bird life of the islands was in the best interest of the residents and property owners of the islands, the citizens of Lee and Charlotte Counties and the State of Florida, and consequently created the *Gasparilla Island Conservation District* by enacting the Gasparilla Island Conservation District Act of 1980 (Ch 80-473). The Act was subsequently amended in 1983 and 1986 (Ch 83-385 and Ch 86-341) and is hereafter referred to as the GICDA. The intent of the GICDA is to limit density and development to a level which will not degrade the fragile environment or overburden the limited infrastructure of the islands.

For the purposes of this community plan, Gasparilla Island, the community of Boca Grande, and the Boca Grande community shall be interchangeable references to the authorized scope of this plan, which comprises the Charlotte County portion of Gasparilla Island including the lands currently zoned Environmentally Sensitive at the Fishing Pier by the track of the old railroad, at Peekins Ranch Cove and Key, at Live Oak Key, at the peninsula north of the County line (hereinafter referred to as the Environmentally Sensitive Areas) as well as Cole Island, the Gasparilla Island bridge lands and causeway islands, and includes all submerged lands, tidal lands, overflow lands and tidal ponds as described in the GICDA.

The provisions of the GICDA are included in Article VII of Charlotte County's Land Development Ordinance (Section 3-5). The regulations are applicable to any developments within the authorized scope of this plan except to the extent that any local comprehensive land use plan or law or rule dealing with the subject of zoning, conservation, or air and water pollution standards or advertising (signs) is more restrictive (for instance Section 3-9-98, which regulates the height of buildings or structures on barrier islands), in which case the more restrictive requirement applies.

To ensure that the intent of the GICDA is carried out, actions proposed in sections that follow must be undertaken to promote sound environmental policy, preserve the character and history of the community, safeguard the water supply, protect the sports fishing industry and support the essentially seasonal businesses in Boca Grande, and to ensure that residents have adequate access, law enforcement, and emergency and utility services.

The core of the Gasparilla Island/Boca Grande community is the unincorporated village of Boca Grande, designated by Lee County as a Historic District. This community is unique in that it has no direct road access to or from the rest of Lee County. All access to Boca Grande by motor vehicle is via Charlotte County, or by boat, or small seaplane. The Charlotte County portion of Gasparilla Island/Boca Grande is designated as Low and Medium Density Residential, Commercial Center, and Preservation on the Future Land

BOCA GRANDE COMMUNITY PLAN

Charlotte County

Use Map. Maximum density, as permitted by the Charlotte County Comprehensive Plan, in these land use categories, is between five and ten dwelling units per acre. However, zoning and GIDCA further restrict the maximum allowable density to five units per acre. In certain cases, the regulations governing the Coastal High Hazard Zones (tropical storm and category 1), limit density to 3.5 dwelling units per acre.

The population is highly seasonal with peak population residency and daily visiting occurring during the months of November through May. With land vacancy of less than 15%, Gasparilla Island/Boca Grande has virtually no capacity for additional new development, while substantial population growth is expected in adjacent areas of Charlotte and Sarasota Counties. The Gasparilla Island/Boca Grande community is dedicated to preserving its historic character and scale and its unique island residential character so that the community will look substantially the same in 2020 as it does today, including its unique mix of vital small businesses, without fast food franchises, formula and intense retail or intense commercial tourist activities, other than the historic Gasparilla Inn.

High priorities for Gasparilla Island/Boca Grande are the preservation and conservation of its fragile environment, including recreation and open space areas, its Historic District, the residents' quality of life and right to continued enjoyment of its natural and cultural gifts, and consistent enforcement of all current and future regulations with respect to zoning, traffic, parking, law enforcement, public utilities, the GICDA and the Historic District.

To the greatest extent possible, Charlotte County and Lee County should work together to ensure that land development regulations and ordinances applicable to their portions of Gasparilla Island are compatible and give regard to the desires of the community of Boca Grande as expressed in the community plan and implementing measures adopted with respect to the other County's portion of Gasparilla Island. Charlotte County, in developing and applying its development regulations in relation to development of the Cape Haze Peninsula, will continue to seek to avoid adverse effects on the character, amenities, and natural environment of the Boca Grande community or, to the extent that effects are unavoidable, seek to mitigate adverse effects to the maximum extent possible.

BOCA GRANDE COMMUNITY PLAN

Charlotte County

Element I - Future Land Use

For the purposes of this community plan, Gasparilla Island, the community of Boca Grande, and the Boca Grande community shall be interchangeable references to the authorized scope of this plan, which comprises the Charlotte County portion of Gasparilla Island, including those lands currently zoned as Environmentally Sensitive at the Fishing Pier by the track of the old railroad, at Peekins Ranch Cove and Key, at Live Oak Key, at the peninsula north of the County line (such lands being hereinafter referred to as the “Environmentally Sensitive Areas”) as well as Cole Island, the Gasparilla Island bridge lands and causeway islands, and includes all submerged lands, tidal lands, overflow lands and tidal ponds as described in the GICDA.

Goal 1: To preserve the traditional character, scale, and tranquility of the historic village and residential areas of the Boca Grande community by continuing to limit the densities and intensities of use and development to sustainable levels that will not adversely impact the natural environment, overburden the existing infrastructure, or require additions to the present infrastructure.

Objective 1.1: Charlotte County acknowledges that it has an equal right and responsibility to demand enforcement of the provisions of the Gasparilla Island Conservation District Act, passed in 1980 (Ch 80-473), and amendments thereto passed in 1983 (Ch 83-385) and 1986 (Ch 86-341), hereinafter referred to, together, as GICDA and will assist the residents of Boca Grande to further develop growth management policies and regulations to limit densities and intensities of development on Gasparilla Island, in order to maintain the historic scale and development patterns of the community.

Policy 1.1.1: Charlotte County shall pursue the inclusion of an acknowledgment of the GICDA within the text of the Charlotte County Comprehensive Plan.

Policy 1.1.2: The Boca Grande community and the Charlotte County Parks and Recreation Department will work together in a cooperation that recognizes the goals and needs of each other, and seeks solutions that are mutually satisfactory to all concerned parties.

Policy 1.1.3: The Boca Grande community, in cooperation with Charlotte County, will continue to preserve and protect the Environmentally Sensitive Areas, and will work toward implementing effective measures to ensure the future preservation of said lands from any adverse environmental impacts.

Policy 1.1.4: Charlotte County will work with the Boca Grande community to request that the Florida Fish and Wildlife Commission designate the entire Charlotte County portion of Gasparilla Island within its jurisdiction as a bird and wildlife sanctuary as defined in Florida Statutes Chapter 68A, Section 1.004 (15, 14.001, 19002, and 19.004).

BOCA GRANDE COMMUNITY PLAN

Charlotte County

Policy 1.1.5: Charlotte County will work with the Boca Grande community to establish boating and marine facility site location standards that will help to identify appropriate locations and development regulations that are consistent with a scope and intensity that will protect the community from the potential negative impacts. Future public boat ramps and other watercraft launching facilities on Gasparilla Island will only be developed with adequate new and dedicated parking, and should minimize impacts to traffic and pedestrian safety, the environment, neighborhoods, and consider marine safety issues. Charlotte County will continue its enforcement program of no parking zones along Gasparilla Road between the GIBA toll booth and C.R. 775, and in the vicinity along C.R. 775. Enforcement will also continue to prohibit cars and trailers from overflowing onto public rights-of-way.

Policy 1.1.6: In order to preserve the existing character of the Boca Grande community, Charlotte County and the Boca Grande community will work to establish development and use standards to regulate types of businesses that are beyond the scope of customary business activities on Gasparilla Island. For this purpose, customary business activities on Gasparilla Island are those of a type and character that have been conducted on the Island for at least the past decade and include the Gasparilla Inn and several smaller hotels, the Inn Marina, Miller's Marina, Whidden's Marina and Uncle Henry's Marina and a variety of small-scale retail shops and galleries, banks, offices (including real estate offices), hair and beauty salons, restaurants, and bicycle and golf cart rental premises. Such standards will identify commercial design guidelines, parking and sign standards, appropriate intensity of uses, and establish location standards to ensure consistency and compatibility with the existing community character.

Policy 1.1.7: Charlotte County will work with the community of Boca Grande to better manage rental and tour businesses that are likely to have an adverse impact on the character or quality of neighborhoods and environment. Such businesses may include, but are not limited to the rental of electric or motorized vehicles (mopeds, scooters, golf carts, personal watercraft and jet-skis, etc.), and businesses that operate tour boats, busses and trolleys, carriages and other neighborhood tours. Until additional regulations are adopted, Charlotte County will make all best efforts to ensure the Community of Boca Grande is afforded the opportunity to express its views on any adverse effects that it anticipates from any proposed new business or expansion (in size or scope) of an existing business of the type described in this policy. Charlotte County will assist the Boca Grande Community in establishing a review process for commercial uses that provides a public forum for local input, in order to address and mitigate impacts from such issues as parking, safety, privacy and security, noise intrusion, liability insurance, property maintenance, storm water management, operations originating from off-island locations, and the overall preservation of the tranquility and peaceful enjoyment of residential neighborhoods. This may involve the expansion of the special exception process as a review tool.

BOCA GRANDE COMMUNITY PLAN

Charlotte County

Existing rental operations may continue to operate. Additional square footage to any building or an increase in the number of rental vehicles must comply with all existing regulations, including the provision that all outdoor storage must be contained on the business property and comply with existing regulations.

Policy 1.1.8: Charlotte County will work with the Boca Grande Community to establish a Document Clearing House in Boca Grande where copies of selected documents from all development permit applications, variance requests, staff reports, and Board of Zoning Appeals' decisions for any development on Gasparilla Island will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing House to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

Policy 1.1.9: Charlotte County will assist the community of Boca Grande in establishing a process whereby a local community advisory board will be given initial review of all Charlotte County development proposals on Gasparilla Island, in a similar, though not necessarily identical manner to the functioning of the Manasota/Sandpiper Key Architectural Review Committee and Planning Advisory Committee. The local advisory review and recommendation, though not binding on the county's decision making, shall be established as an essential component of any proposed land use application, whether it be a change of use, an expansion of an existing use, or a new use.

Policy 1.1.10: In order to promote water conservation and better manage this important resource, the Boca Grande community will develop standards for applications for permit requests of new buildings to conduct a cistern feasibility study as part of the permitting process.

Policy 1.1.11: Charlotte County will support the Boca Grande community in their efforts to further investigate the need for modified development requirements applicable to Boca Grande, based upon the unique nature of the community, the location of Boca Grande on a barrier island at the mouth of Charlotte Harbor, the limited opportunities for supporting infrastructure, the seasonal nature of the demand upon public facilities, and the need for cross-county administration of growth management legislation. Such support may include the following:

- a. Consideration of policies to ensure consistent local enforcement of existing federal, State and County regulations in waterfront areas and new regulations to better manage coastal issues such as use and rental of personal watercrafts, abandoned vessels, live aboards, sanitation, water quality, and noise.
- b. The creation of the Gasparilla Island Zoning Overlay district including a Marine District Overlay to address inconsistencies with current zoning districts and the Comprehensive Plan and GICDA; implement policies adopted in this plan; and adopt modified

BOCA GRANDE COMMUNITY PLAN

Charlotte County

development regulations including, but not limited to, parking requirements, minimum setbacks, and commercial and residential design standards. This sub-policy is subject to administrative discretion and budget constraints.

Objective 1.2: The Boca Grande community, in cooperation with Charlotte County, will implement policies to assess the impacts of the development of properties with the potential to affect the community of Boca Grande.

Policy 1.2.1: In reviewing off-island development proposals, Charlotte County shall consider potential impacts to the Gasparilla Island community that may result from increased demand on utilities within the approved CCU service area. Additionally, any impact to the Gasparilla Island Water Association (GIWA) wellfields must be carefully evaluated. Approvals for new development must meet concurrency requirements of Florida Statutes.

Policy 1.2.2: In addition to continuing to ensure that all development proposals for all projects of an intensity greater than a single-family or two-family residence located within a two mile radius of the intersection of C. R. 775 and Gasparilla Road, or within a one mile radius of the potable water wells serving the Gasparilla Island Water Association are available for public review and copying, copies will be provided to the Document Clearing House established for the Boca Grande community. Except as provided in Policy 1.1.9, failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing House to receive documents, will not constitute a defect in notice or bar a public hearing from occurring, or the issuing of permits, or the moving forward with the processing of applications.

Policy 1.2.3: Charlotte County will require development proposals proceeding through the Development Review Committee site plan review process located along the southwest side of Placida Road between the causeway traffic light and Coral Creek, and along both sides of the causeway road from the traffic light to the toll booth, to address the development's traffic impact on the Boca Grande causeway and Gasparilla Island. The review will consider emergency vehicle access, public safety, hurricane evacuation, and overall traffic circulation. Applicants will continue to be required to mitigate negative impacts. If this Policy is not administered due to oversight, development projects may continue to be processed.

Policy 1.2.4: The Boca Grande community, in cooperation with Charlotte County, will continue to safeguard the potable water supply for Gasparilla Island from incompatible development that would likely reduce the quality or quantity of water available to the residents of Boca Grande as required in Comprehensive Plan Goal 9 and Goal 10, related Objectives and Policies, and the Charlotte County Code of Laws and Ordinances, Chapter 3-9 Zoning, Article III Special Regulations, Section 3-9-99 Wellhead Protection Area.

BOCA GRANDE COMMUNITY PLAN

Charlotte County

Policy 1.2.5: The Boca Grande community, in cooperation with Charlotte County, will review parking requirements for resort development, residential and commercial, to determine whether modified standards are warranted to adequately meet the needs of high season demand and usage.

Policy 1.2.6: Through its review of development proposals for the Cape Haze Peninsula and Gasparilla Island, Charlotte County, in cooperation with the Boca Grande community, will seek to apply a more comprehensive strategy that includes a recognition of projects in the area that have been approved, but not yet built and occupied, in an effort to more accurately measure the cumulative impact of higher levels of vehicular traffic on the limited infrastructure in the region.

Element II - Transportation, Parking and Traffic Circulation

Goal 2: To ensure that residential and commercial land use on Gasparilla Island remains compatible with the basic features of existing transportation infrastructure so as to promote the community's desire to preserve the character of the Boca Grande community as a tranquil residential community, with an historic village center, and abundant open space and preservation areas. The basic features of the existing transportation infrastructure are considered to be the single (2 lane) main road that runs from the mainland over the two-lane swing bridge and causeway, skirting the village center area, and terminating at the south end of the Island by the State Park together with the network of secondary roads that provide access for dwellings and business premises either directly to the main road or through one or more interconnecting roads. No policy in this community plan shall be construed or interpreted to imply that Charlotte County will implement or enforce traffic regulations, traffic control, or parking regulations that are determined to be significantly substandard or may cause a defined safety or operational problem.

Objective 2.1: In an effort to minimize future impacts and preserve the peaceful "small town" quality of life, the planning and development of new and improved transportation, parking and traffic circulation will respect and maintain a balance of scale with the built community on Gasparilla Island. Important issues include the limited access to the island and points beyond; the finite potential for infrastructure; the need for alternative forms of transportation within the community; the need for unique approaches to parking solutions to address both on island and off island impacts, especially in relation to existing and proposed commercial uses; and the seasonal nature of infrastructure demand.

Policy 2.1.1: Recognizing the limited roadway system on the Cape Haze Peninsula and Gasparilla Island, Charlotte County's continued transportation planning efforts in this region will consider establishing a level of service standard for critical intersections along State Road 776 that provides adequate ingress and egress for all emergency vehicles, hurricane evacuation and general traffic flow, for both the Cape Haze Peninsula and Gasparilla Island.

BOCA GRANDE COMMUNITY PLAN

Charlotte County

Policy 2.1.2: To assure bicycles and golf cart safety, Charlotte County will enforce bicycle safety regulations specified in Section 316.2065, Florida Statutes, and golf cart regulations specified in Section 316.212 F.S., and Section 316.1995.

Policy 2.1.3: Charlotte County, through the Municipal Services Benefit Unit (MSBU), will support efforts to beautify road rights-of-ways and enhance the public realm of Boca Grande. In order to minimize traffic volumes, operating speeds, and noise levels, improvements will emphasize traffic calming techniques and the need to preserve the aesthetic values of the community. Enhancements may include village streetscaping such as additional street trees, trash receptacles, benches and burying utilities underground.

Policy 2.1.4: Charlotte County will do everything feasible to provide the best hurricane evacuation routes for the residents and stakeholders of Boca Grande.

Policy 2.1.5: The Boca Grande community, in cooperation with Charlotte County, will support improvement of pedestrian safety by assisting in the establishing and marking of crosswalks throughout the community, and consistently enforcing all regulations on the bike paths, which includes minimum age requirements for operation of golf carts.

Element III - Conservation and Coastal Management

Goal 3: To preserve, protect, manage, and where possible, enhance the physical integrity, village character, ecological values, and natural beauty of Boca Grande and Gasparilla Island, focusing upon the diverse and healthy native vegetation, the clear offshore waters, and the varied and abundant native marine and wildlife resources in a manner compatible with the Gasparilla Island Conservation District Act.

Objective 3.1: The Boca Grande community, in cooperation with Charlotte County, will support the efforts of the federal and State authorities, and the Boca Grande community to preserve, protect, and enhance the positive environmental qualities of Gasparilla Island. Charlotte County will involve local community organizations in the planning process and will enforce these community plan policies through implementation in the land development regulations.

Policy 3.1.1: The Boca Grande Community in cooperation with Charlotte County will seek to evaluate and promote the creation of a Florida Erosion Control District or other suitable means, for assistance in funding beach renourishment projects.

Policy 3.1.2: Charlotte County will strictly enforce its own policies designed for the preservation of the beach dune system, beach dune vegetation, and beach dune wildlife. This policy shall not apply to the placement of raised walkways

BOCA GRANDE COMMUNITY PLAN

Charlotte County

intended to cross over the dune system from adjoining properties, nor will it apply to bona fide beach renourishment and shoreline protection efforts. Charlotte County will encourage and endorse the State's efforts to protect the beach dune system, beach dune vegetation, and beach dune wildlife communities on Gasparilla Island.

Policy 3.1.3: Charlotte County, will work with the Boca Grande Community to establish regulations banning vehicular access on all Gasparilla Island beaches, except when required for emergencies and other public purposes.

Policy 3.1.4: The Boca Grande community, in cooperation with Charlotte County, will work to preserve, protect, and enhance the marine habitat and environmentally sensitive shoreline surrounding Gasparilla Island, including, but not limited to, sea grass beds, manatee habitat, estuarine habitat, and near shore waters of Gasparilla Island.

Policy 3.1.5: To assure the protection of the environmentally sensitive shoreline, sea grass beds, manatee habitat, tarpon fishing grounds, and other environmental values intrinsic to Charlotte Harbor, Charlotte County will continue to review and enforce compliance with all permits for new dock construction. Copies of dock and shoreline permit applications will be sent to the Boca Grande Document Clearing House as established pursuant to Policy 1.1.8.

Policy 3.1.6: Charlotte County will continue its beneficial efforts of regular clean-up and maintenance of the County fishing pier at the north end of Gasparilla Island. The Boca Grande community, in cooperation with the County, will support programs that provide periodic clean-up and maintenance of aquatic preserves, to include the pursuit of possible funding and securing necessary regulatory permits.

Policy 3.1.7: Charlotte County will work in conjunction with Lee County to implement a plan, including consideration of funding, to address the proliferation of iguanas and other exotic fauna on Gasparilla Island.

Policy 3.1.8: Realizing that a regional effort and solution will be involved, Charlotte County will cooperate with efforts supporting research into the causes and control of red tide and other similar extraordinary tidal events through the support of efforts such as Solutions to Avoid Red Tide, Inc. (S.T.A.R.T.) and other regional efforts to address and remedy the problems associated with these occurrences. This policy is subject to administrative discretion and budget constraints.

Objective 3.2: To manage public resources and direct public efforts to preserve, protect, and enhance the natural environments on Gasparilla Island through measures to control the risk of harm attributable to human impact.

BOCA GRANDE COMMUNITY PLAN

Charlotte County

Policy 3.2.1: Charlotte County will enforce its regulations of activities on all public lands, rights-of-way, beaches, beach accesses, and public easements so as to minimize interference with the peaceful enjoyment by the public of the lawful use of these areas.

Policy 3.2.2: The Boca Grande Community will work to explore the feasibility of establishing a buffer zone around Gasparilla Island to regulate speed limits on vessels in order to protect and preserve the safety and enjoyment of island residents and visitors.

Policy 3.2.3: The Boca Grande community, in cooperation with Charlotte County, will support efforts to preserve, protect, and, where possible, enhance the tarpon and game fish population of Charlotte Harbor and the near shore waters of the Gulf of Mexico.

Element IV - Community Facilities and Services

Goal 4: To ensure the continued delivery of high quality, accessible community facilities and services that meet the educational, recreational, informational, and public safety, health and welfare needs of the residents, visitors, and stakeholders of Gasparilla Island.

Objective 4.1: Through the administration of County services, the Land Development and Administrative Codes, and the cooperative efforts of interagency and intergovernmental agreements, Charlotte County will continue to provide infrastructure; emergency, law enforcement and fire protection services; education, information resource and recreation services; and mosquito and animal control services, in a safe and efficient manner.

Policy 4.1.1: Recognizing that the Boca Grande community does not receive water or sewer service from Charlotte County Utilities (with the exception of water supplies pursuant to specific agreement) and further recognizing that the water supply for the GIWA, which provides water for the Boca Grande community, is derived mainly from a series of wells on the Cape Haze Peninsula, located within an industrial zoned area; Charlotte County, the GIWA and the community of Boca Grande will work in cooperation to ensure the protection of this water source. Towards this end, possible future efforts may include a strengthening of the Wellhead Protection section of the County Zoning Code, and a mutual cooperation between GIWA and CCU in discouraging competing groundwater wells for other development projects on the Cape Haze Peninsula that are within CCU's designated service area. This policy is not intended to preclude efforts by CCU in pursuing the development of additional well fields on the Cape Haze Peninsula in a manner that does not interfere with GIWA's continued use of its well fields.

Policy 4.1.2: The Boca Grande community will support Charlotte County's efforts to facilitate and provide for the disposal of solid waste, including refuse,

BOCA GRANDE COMMUNITY PLAN

Charlotte County

recyclables, and horticultural waste. Charlotte County will continue its inter-governmental agreement with Lee County, which permits Charlotte County contractor, "Waste Management", to collect Lee County residential and commercial waste and transport the waste to the Charlotte County Landfill, if necessary, so as to ensure that the community and residents of all of Gasparilla Island will have access to Charlotte County's solid waste disposal area located on Environmental Way in Charlotte County.

Policy 4.1.3: The Boca Grande community will support Charlotte County's efforts to facilitate and cooperate with the applicable mosquito control district to ensure that adequate measures are undertaken to control the health risk that mosquitoes represent. Charlotte County will continue to support the use of safe, effective, and environmentally responsible measures for mosquito control, recognizing the need to preserve local flora and fauna, including marine life.

Policy 4.1.4: The Boca Grande community will support Charlotte County's efforts to work with the applicable mosquito control district to facilitate the dissemination of spraying schedules, as well as any threat to the public health, to the community of Boca Grande, and the Boca Grande Health Clinic. Spray schedules will be posted on the County's web page.

Policy 4.1.5: The Boca Grande community will support Charlotte County's efforts to cooperate with the Boca Grande Fire Control District (BGFCD) in the provision of fire protection services to the community of Boca Grande. Such cooperation will include, but will not be limited to, recognition that the Fire Chief of the BGFCD has the authority for interpretation and enforcement of fire codes in the community of Boca Grande. All homes will be required to have the address clearly posted on the property.

Policy 4.1.6: The Boca Grande community will support Charlotte County's efforts to cooperate in the establishment of inter-local agreements between and among all necessary parties to provide for: 1) the appropriate handling of hazardous materials incidents; 2) mutual aid agreements with the Englewood Fire Control District and Charlotte County Fire and EMS; 3) advanced life support emergency medical services; and 4) back-up EMS response as may be required by the community of Boca Grande.

Policy 4.1.7: The Boca Grande community will support Charlotte County's efforts to cooperate as necessary in the provision of communications, information distribution, public service meetings, educational efforts, and a local liaison for emergency situations affecting the community of Boca Grande. Charlotte County will maintain an up-to-date list of first-in team contacts and cooperate as necessary with applicable jurisdictions and service providers for communication of evacuation status, shelter locations, and re-entry information in the event of an emergency situation. The issuance of evacuation notices will be coordinated with Lee County. Charlotte County will work with other local, State and federal

BOCA GRANDE COMMUNITY PLAN

Charlotte County

authorities as necessary to assist in the provision of adequate means by which the community of Boca Grande can be evacuated through the Cape Haze Peninsula in the event of an emergency situation. It is acknowledged that the appropriate Emergency Operations Center (EOC) is determined by the Boca Grande Fire Control District.

Policy 4.1.8: The Charlotte County Emergency Medical Services, in their back-up role to Lee County EMS, will work in cooperation with the Boca Grande Health Clinic to ensure efficient transportation of patients to the most appropriate medical facility. In addition, the County EMS will collaborate with the clinic and the Health Department in the sharing of information that may be helpful to each other, including changes in protocol or procedure, as well as specific health issues and problems.

Policy 4.1.9: The Boca Grande community will support Charlotte County's efforts to promote and assist as necessary in the provision of a full-time police presence and law enforcement for the community of Boca Grande. Cooperative arrangements in the form of inter-local agreements, or other mechanisms as may be applicable, between Charlotte County and Lee County will be supported if necessary.

Policy 4.1.10: The Boca Grande community will support Charlotte County's efforts to continue to provide the necessary maintenance and improvements on all public rights-of-way to ensure the continued safety and efficiency of roadways, paths, and surface water management systems, as funded by the existing Municipal Service Benefit Unit (MSBU) known as the Boca Grande Street and Drainage Unit.

Element V – Open Space, Recreation, and Beautification

Goal 5: To promote, protect and enhance existing and potential open space, recreational facilities, and the quality of life for the residents and stakeholders of Boca Grande. These efforts will enhance the aesthetic qualities of Boca Grande and benefit its residents while preserving the characteristics of its fragile barrier island system.

Objective 5.1: Charlotte County recognizes that Boca Grande represents a unique cross-jurisdictional, barrier island community with distinct physical attributes that govern the preservation of open space and recreational opportunities. Charlotte County will seek to enhance and protect the quality of life for residents, visitors and stakeholders through the preservation of functional open space and recreational opportunities while seeking to limit demands upon a restricted infrastructure and enhance the aesthetic qualities of Gasparilla Island.

Policy 5.1.1: Charlotte County will coordinate public works projects, such as street resurfacing, repairs, maintenance, drainage swales and other surface water

BOCA GRANDE COMMUNITY PLAN

Charlotte County

management systems, with the Boca Grande community so that they consider landscaping and aesthetic options that are in keeping with the concept of promoting, preserving and enhancing the ecological and aesthetic values of Gasparilla Island.

Policy 5.1.2: In a cooperative effort to promote the preservation of environmentally sensitive lands, Charlotte County, through its Parks and Recreation Department, will work with the community of Boca Grande in pursuing the feasibility of creating an environmental park designation on the approximately 50 plus acres of County-owned land adjacent to the fishing pier. The County will continue to support the Gasparilla Island Land Conservancy Stewardship Program and will work with the Boca Grande community in seeking additional funding sources for this program.

Element VI – Historic Preservation

Goal 6: To protect, preserve, and enhance the historic resources and heritage of the Boca Grande community.

Objective 6.1: The Boca Grande community will support Charlotte County's efforts to seek to preserve the historic resources of Boca Grande through the adoption of policies and regulations that recognize the unique community characteristics, a tranquil residential community, with an historic village center, and abundant open space and preservation areas, and that also recognize the local sensitivity of the community's architecture, history and legacy as an old railroad town.

Objective 6.2: Charlotte County will seek to educate and preserve the unique historic features by supporting the Charlotte County Historical Marker Program.

Element VII - Economics

Goal 7: To identify and preserve the elements of the Gasparilla Island economy that contribute to the quality of life for the residents and stakeholders, including the restaurants, shops, fishing guides, art galleries, real estate companies, and existing commercial businesses which combine to make Boca Grande a unique village economy.

Policy 7.1.1: Charlotte County will support efforts by the Gasparilla Island Bridge Authority (GIBA) to secure funding for the repair and maintenance of the bridges connecting Gasparilla Island to the mainland.

Policy 7.1.2: The Boca Grande community, in cooperation with Charlotte County, will support, preserve, protect, and seek to enhance the tarpon and game fishing industry as a vital element of the Boca Grande economy. Support may include the appointment by the Board of County Commissioners of Boca Grande representatives of the tarpon and game fishing industry to the Tourist

BOCA GRANDE COMMUNITY PLAN

Charlotte County

Development Council. Other Charlotte County support may involve identifying and securing funding to study and implement policies to ensure the continued health of the tarpon and game fish population and habitat, and assisting in clean-up operations aimed at removing debris from areas in Charlotte Harbor where tarpon and game fish congregate.

Policy 7.1.3: Charlotte County will work with the Boca Grande community to review and ensure adopted levels of service for provisions of water, sewer, roadway capacity, parks and recreation, and historic preservation are consistent with the Goals, Objectives, and Policies adopted in the Comprehensive Plan. This Policy acknowledges that Gasparilla Island does not receive water and sewer service from Charlotte County Utilities (other than water supplies pursuant to specific agreement).