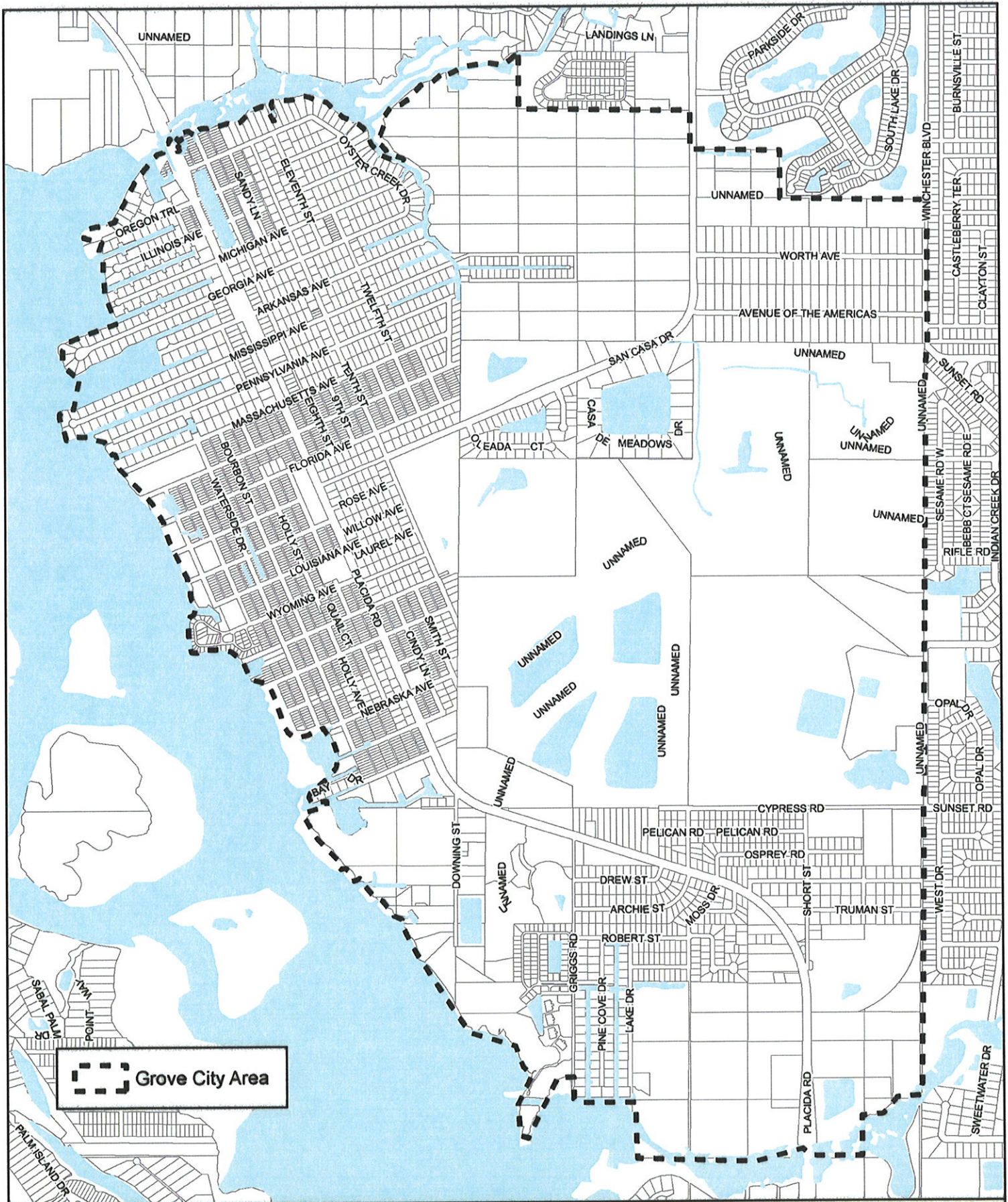


THE GROVE CITY
COMMUNITY PLAN



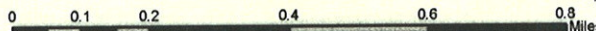


Grove City Area Base Map



Charlotte County
Land Information Section

Mapped 10/2008 by J MacDonald
Source: Charlotte County GIS



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise as to its use. This is not a survey, nor is it to be used for design.

TABLE OF CONTENTS
THE GROVE CITY COMMUNITY PLAN

Introductory Statement.....page 5
Grove City Community Boundaries.....page 6
Definition of Action Items by Proposed Time Frame.....page 7

Goals and Action Items.....pages 8-13

Strengths and Opportunities.....pages 14-15
Community Identity.....page 14
Landscape-Buffering-Beautification.....page 14
Signage.....page 14
Architectural Guidelines.....page 15

Safety Concerns.....pages 15-16
Narrow Streets.....page 15
Community Lighting.....page 16
Environmental Concern.-Abandoned Vessels.....page 16

Community Assets and Amenities.....pages 16-17
Scenic and Recreation Areas.....pages 16-17
Lemon Bay/Myakka Trail Scenic Highway.....pages 17-18
Sidewalk Network.....page 18

Social Networking.....page 18
Communities within Grove City.....page 18
Schools and Youth.....page 18

Opportunities for Growth.....pages 18-19
Future Land Use.....page 18
Future Land Use and Zoning.....page 18
Compatibility-Land Uses-Existing and Future.....pages 19-20

Additional Grove information available on CD by request

INTRODUCTORY STATEMENT

Grove City is the oldest community west of the Myakka River, platted in 1886 (ten years before Englewood). Grove City is bounded by Buck Creek, Oyster Creek and Lemon Bay. Stump Pass, which provides access to Lemon Bay from the Gulf of Mexico and vice versa, is located a little less than a mile west of the Grove City shoreline. This is the only pass allowing Gulf access between Venice Inlet to the north and Gasparilla Pass to the south.

Grove City has an approximate property owner list of 2,250 individuals, of which roughly 300 are property owners of commercial or industrial land. The Grove City Civic Association is 44+ years old and is one of the most active in the County, attracting residents throughout the community. Although a number of property owners have primary addresses in other states, many of Grove City's seasonal residents have a long history of community involvement and civic pride.

Grove City includes 367 acres of parks and preserves. It is a quiet low-key, affordable area with low profile buildings. Grove City is accessible to water and beaches with a generous supply of wildlife. It has infrastructure and important amenities – churches, schools, shopping, restaurants, banks, parks and the arts. Residents find it a friendly, caring, civic minded community that has a small town atmosphere.

The rate of growth within Grove City and the surrounding Cape Haze Peninsula sparked interest in addressing community identified challenges through a collaborative relationship with Charlotte County staff. The Civic Association formed a Planning Committee to facilitate a relationship with the County focused on establishing a reliable and timely information and communication network. Upon establishing this network with County staff, the committee began to discuss the appropriateness of initiating a community planning effort in Grove City. With the Board of County Commissioners' approval in fall of 2004, a County staff member was assigned as liaison to the Planning Committee to help draft the community plan.

The Grove City Community Plan focuses on providing a framework for actions that will enhance the existing assets and amenities of the community as well as enable a cooperative mechanism by which to address challenges and concerns. One of the key justifications for creating a Community Plan and establishing an Advisory Board is to evaluate and take appropriate action on community issues regarding growth and development and its compatibility to the existing framework. Opportunities that further the economic and social structure of the residential and business community and the well being of its guests will be sought and prioritized. The Community Plan action items will guide the Grove City community in effectively working with County decision makers, collaborating organizations, and neighbors. The community's strengths are maximized through implementation of this plan. With the enhancements proposed throughout this plan and a priority on developing long term stakeholder collaboration, the identified strengths will be highlighted.

This plan refers to *stakeholders*. Stakeholders are individuals who work, reside, own property, or otherwise have a vested interest in the activities and decisions made within the Grove City community planning boundary. An individual who travels to, through, and from Grove City and the neighboring communities is considered to have a vested interest in the wellbeing and future of this area. All stakeholders play a role in the success of this plan.

GROVE CITY COMMUNITY BOUNDARIES

The Grove City community planning area is bound by Oyster Creek to the north, Buck Creek to the south, Lemon Bay to the west and Winchester Boulevard to the east. While a (non-island) community bound by water on three sides is not rare in Florida, it is unique in Charlotte County and it is the only place in Charlotte County where those bodies of water are among state designated resources along a State Scenic Highway (the **Lemon Bay/Myakka Trail**.)



Oyster Creek



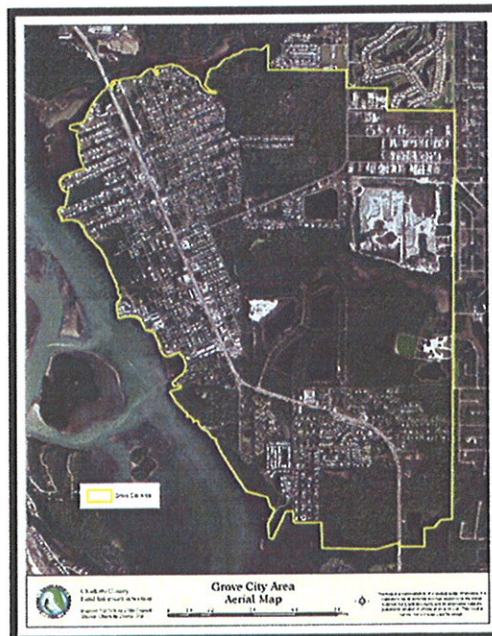
Buck Creek



Lemon Bay



Winchester Boulevard



DEFINITION OF ACTION ITEMS BY PROPOSED TIME FRAME

To promote clarity and ease, the implementation steps for the Grove City Community Plan are referred to as “action items”.

Existing and/or On-going
Short Term – 1 to 3 years
Mid Term – 3 to 5 years

On-going

These are action items that have already been initiated or are consistent with other on-going or short term projects or programs either facilitated by the County or private entities. This also includes action items that are easily implemented and includes action items necessary to implement a short term or mid term action. On-going items have the support and corresponding feasibility for consensus building necessary to implement a solution.

Short Term

Action items within the short term category will require 1-3 years to implement due to financial, procedural or other considerations. Within the short term category are actions that may include a significant amount of time and/or other resources to address and provide an adequate recommendation to the Commission and/or other applicable party.

Mid Term

Mid term action items are those that will require time and resources that are either not yet available, planned, or have not yet been adequately researched by the Grove City stakeholders, the County, or other party. Many of the identified short term and mid term items are intended to support the creation of long term implementation items and should serve as mechanisms to build momentum and support.

GOALS AND ACTION ITEMS

THESE ACTION ITEMS FURTHER COMMUNITY PRIORITIES. A GROVE CITY ADVISORY BOARD (GCAB) WILL PROVIDE RECOMMENDATIONS TO THE CHARLOTTE COUNTY BOARD OF COMMISSIONERS REGARDING THE IMPLEMENTATION OF THESE ITEMS.

GOAL 1: STRENGTHEN GROVE CITY COMMUNITY INVOLVEMENT IN ACTIVITIES AND OPPORTUNITIES OCCURRING WITHIN ITS BOUNDARIES

The GCAB shall:

- Action Item A:** Coordinate as appropriate with County departments, agencies and groups to ensure the availability and access to information related to decisions affecting development, growth, and the future of the Grove City community. (on-going)
- Action Item B:** Provide information regarding on-going community activities to interested stakeholders through regular meetings, a community website, workshops and other activities as applicable. (on-going)
- Action Item C:** Review development and redevelopment proposals that will require Board of County Commission decision and/or specialized County review. The GCAB's review shall include recommendations, to the proper entity, pursuant to the proposal's compatibility with and furtherance of the Grove City Community Plan. The Charlotte County Board of County Commissioners or applicable designee shall make the final decision on proposals. (on-going)
- Action Item D:** Work with interested community stakeholders to do outreach and information networking regarding community enhancement opportunities. (1-3 years)
- Action Item E:** Explore, document and encourage economic development opportunities that prioritize retaining existing Grove City businesses and the creative initiatives of the community's stakeholders. (3-5 years)

GOAL 2: UTILIZE AVAILABLE PUBLIC AND PRIVATE RESOURCES TO ACHIEVE THE ACTION ITEMS AND PRIORITIES WITHIN THE GROVE CITY COMMUNITY PLAN

The GCAB shall:

- Action Item A:** Work with community non-profits and the County's Housing and Human Services Department to identify and communicate funding opportunities, to rehabilitate properties within Grove City, consistent with existing County regulations and procedures. (1-3 years)
- Action Item B:** Utilize existing educational and business interests to solicit outreach and practicum projects for Grove City, by inviting them to Grove City Advisory

Board meetings and exploring opportunities and activities that have a mutual benefit, (1-3 years)

Action Item C: Establish an Adopt-A-Part of Your Community Program, in accordance with similar existing County initiatives, that encourages citizens, businesses and other stakeholders to adopt an amenity, resource, or an area of the Grove City community. Participation may involve cleaning, beautification or other specialized projects. (1-3 years)

Action Item D: Encourage the development of a wide range of informal education and cultural programs for people of all ages through partnering activities with area schools and existing community program sponsors. (3-5 years)

GOAL 3: MAXIMIZE THE ECONOMIC AND SOCIAL VIABILITY OF THE GROVE CITY COMMUNITY
The GCAB shall:

Action Item A: Facilitate the enhancement of the Placida Corridor through outreach to stakeholders. This is accomplished through the provision of information regarding community priorities, County resources, and research regarding available property development and redevelopment incentives. (on-going)

Action Item B: Strengthen and support the use of Placida Corridor commercial properties for a mixture of uses focused on retail and services which promote community walk-ability.

Action Item C: Involve Grove City stakeholders, through active outreach, in the pooling of resources to accomplish community projects and specific objectives. (on-going)

Action Item D: Support and work with County staff and area developers by promoting existing development incentives, such as those offered through the Planned Development zoning and Mixed Use FLUM designations that encourage creative design focusing on site specific development considerations and affiliated enhancements. (on-going)

Action Item E: Liaison with the Scenic Highway Corridor Management Entity (CME) and other public and private representatives to research opportunities to obtain funding and resources to assist in the implementation of the action items documented herein as well as those which may arise in the future. (1-3 years)

Action Item F: Liaison with the Scenic Highway CME to promote Grove City's location along the Lemon Bay/Myakka Trail Florida Scenic Highway and affiliated intrinsic resources.

GOAL 4: PROMOTE THE PROTECTION AND ENHANCEMENT OF GROVE CITY'S ENVIRONMENTAL RESOURCES

The GCAB shall:

- Action Item A:** Promote opportunities to experience the natural beauty of the community's location along Lemon Bay and surrounding waterways through the protection of view corridors, open spaces, vistas, and related resources. (on-going)
- Action Item B:** Maintain lines of communication with appropriate County and agency staff with regard to programs focused upon the protection of the environment and affiliated natural resources. (on-going)
- Action Item C:** Partner with agencies and organizations to educate the public regarding the protection of critical habitats and the re-establishment of habitat connectivity through greenways, water courses, and habitat corridors. (1-3 years)
- Action Item D:** Work with appropriate agencies and the County Environmental Extension Services Department staff, as appropriate, to inventory the status of community areas affected by invasive plant species. (3-5 years)

GOAL 5: MAINTAIN GROVE CITY AS AN ATTRACTIVE AND CODE COMPLIANT COMMUNITY

The GCAB shall:

- Action Item A:** Continue working with Code Compliance staff and affiliated parties on Clean Sweep Events as well as facilitating the outreach and information sharing to community stakeholders regarding these events. (on-going)
- Action Item B:** Coordinate and cooperate with the County Code Compliance staff to reduce the number and frequency of code compliance complaints within the community. (on-going)
- Action Item C:** Host a community discussion session or series of sessions addressing Code Compliance concerns in the community, existing rules and procedures, and ways to get involved including Keep Charlotte Beautiful, neighborhood watch, and day-do-day awareness. (1-3 years)

GOAL 6: MONITOR GROVE CITY'S ROADWAYS TO ENSURE SAFE COMMUNITY USE AND ACCESS TO EXISTING AMENITIES AND OTHER DESTINATIONS

The GCAB shall:

- Action Item A:** Support and collaborate with the Scenic Highway CME to implement their efforts with regard to safety related initiatives. (on-going)
- Action Item B:** Prioritize recommendations to the Board of County Commissioners and other applicable agencies that further the implementation of non-vehicle modes of travel within the community. (on-going)

Action Item C: Develop a community non-vehicular mobility needs list and participate in programs to coordinate transportation planning and improvements within or affecting the community. (on-going)

Action Item D: Participate in the information exchange and design discussions at such time as the widening of San Casa and/or Placida Road become part of the County's active work program. (3-5 years)

Action Item E: Coordinate with the Department of Public Works, Metropolitan Planning Organization, and other public and private entities to assess transportation needs and desires of the community to ensure diversity in the availability of safe alternatives to motorized vehicle travel. (3-5 years)

GOAL 7: PRIORITIZE THE SAFETY AND WELLBEING OF INDIVIDUALS RESIDING IN AND VISITING THE GROVE CITY COMMUNITY

The GCAB shall:

Action Item A: Support the efforts of the community to establish Neighborhood Watch groups. In addition the GCAB will encourage the creation of a commercial corridor Neighborhood Watch group. (1-3 years)

Action Item B: Encourage community stakeholders through education and communication to become involved in the Community Emergency Response Team (CERT). The GCAB shall consider sponsoring such a team. (1-3 years)

Action Item C: Encourage through education and communication, development and redevelopment which prioritizes the principles of programs such as Crime Prevention Through Environmental Design (CPTED) and others which encourage site specific design and development techniques to maximize safety. (3-5 years)

Action Item D: Identify and inventory existing public lighting within the community to enable the creation of a priority list as it relates to community safety concerns. (1-3 years)

Action Item E: Liaison with appropriate Charlotte County Departments and private entities to devise an action plan to achieve the lighting of San Casa Drive consistent and compatible with the existing sidewalk network and public amenities that are accessed by this roadway. (1-3 years)

GOAL 8: PREPARE YOUTH TO BE COMMUNITY AND CIVIC LEADERS OF THE FUTURE

The GCAB shall:

- Action Item A:** Incorporate a youth element to outreach and information networking efforts. Include such youth element within website enhancements and the plans for any workshops and discussion series. (1-3 years)
- Action Item B:** Liaison with the Parks and Recreation department to facilitate community programs involving youth. (1-3 years)
- Action Item C:** Approach administrators at Lemon Bay High School to identify possible opportunities for youth and community partnerships. (1-3 years)
- Action Item D:** Collaborate with local businesses to develop youth internship and apprenticeship programs. (3-5 years)
- Action Item E:** Research and develop programs and outreach methods to engage the youth of the community with regard to specific action items and general civic involvement. (3-5 years)

GOAL 9: ENHANCE THE QUALITY OF INFORMATION, DIRECTION, AND IDENTITY THAT GROVE CITY SIGNAGE PROVIDES

The GCAB shall:

- Action Item A:** Maintain and enhance community identity signage by working with the Grove City Municipal Services Benefit Unity (MSBU) to ensure that the community's three entrance signs remain in good repair and are enhanced by lighting and landscaping as appropriate and feasible. (on-going)
- Action Item B:** Collaborate with the Scenic Highway CME to incorporate unique directional and amenity signage as appropriate with Scenic Highway designated intrinsic resources. (1-3 years)
- Action Item C:** Investigate grant/funding opportunities including partnerships to encourage existing properties to make improvements to their existing signage both as located on the corresponding business' structure or as standing alone. (1-3 years)
- Action Item D:** Approach the industrial stakeholders about interest and partnering opportunities to establish a monument type sign at the front of the industrial area. The proposal would include identification of existing businesses and the appropriate planning to add future business information. (1-3 years)

GOAL 10: STRENGTHEN AND MAINTAIN RELATIONSHIPS WITH GROVE CITY SERVICE PROVIDERS

The GCAB shall:

Action Item A: Invite as appropriate representatives from agencies and departments including, EWD, fire, sheriff, and EMS to speak on community status and on-going initiatives as it pertains to these critical services. (on-going)

Action Item B: Monitor and maintain a liaison role with these service providers to expedite response and cooperation if a related issue develops.
(on-going)

STRENGTHS AND OPPORTUNITIES



COMMUNITY IDENTITY

Grove City is a community with a long history and unique characteristics that foster pride in many of the residents. Welcome signs, located along Placida Road at the Oyster and Buck Creek bridges and adjacent to the Oyster Creek Regional Park along San Casa Drive, designate arrival into the Grove City community. Signage and directional information assist in establishing Grove City's place among other Cape Haze communities. The creation and placement of community identity signage was accomplished through the utilization of Grove City MSBU funds. Permission was granted by Charlotte County to use the public right-of way. The establishment of the San Casa sign was done in accordance with the development of the Oyster Creek Regional Park.

Other opportunities to enhance community identity are discussed below.

LANDSCAPE - BUFFERING - BEAUTIFICATION

Landscaping is used for aesthetic considerations, to differentiate communities from the larger context (i.e. as an identifying feature), to buffer different land use types from one another, or to differentiate property ownership boundaries and responsibilities. Buffers may include materials other than landscape greenery and are then subject to standards of acceptability and compatibility. It is common to buffer with a fence or wall, but the quality and design of such buffers varies considerably and may not have the same level of appropriateness on all properties or between all land uses. The County has an existing Landscape and Buffering Ordinance that serves as a building block for developing incentive based standards as it relates to this component of growth and development.

Efforts to beautify a community often encompass landscaping and buffering, but can take many forms. Existing beautification efforts in Grove City include the landscaping improvements completed in the median along Placida Road. Since beautification of the community is important, the Board of County Commission approved an amendment to the language of the MSBU governing resolution to allow monies to be used for beautification.



SIGNAGE

Signage is an important component to a community in many ways. To the business owner it means visibility and economic success. Similar to community entrance signage, the signs

introducing offices, businesses, and related uses can either provide a positive response and perception or offer the opposite.

Existing businesses in the community maintain their signs well; however, there are some exceptions, particularly on those properties where the business no longer exists. Additionally, Grove City has a number of billboards which some stakeholders feel detract from the community's overall appearance and appeal. These billboards are an identified concern of the Scenic Highway CME as well. Within the action items of this plan and through the exploration of varied funding opportunities, it is anticipated that Grove City will work with business owners to resolve signage related concerns.

ARCHITECTURAL GUIDELINES

Establishing balance between conflicting perceptions is important when communities approach the subject of design, architecture, and development overall. More often than not, consensus is built on what a community does not like and not as quickly on what a community would prefer. However, if you regulate the components of design and development too strictly, creativity and innovative parcel specific development may be reduced.

During the Grove City community planning effort, stakeholders spent a considerable amount of time discussing their interest in and long term goal of establishing unique design guidelines and incentives for the community. In fact, the Grove City Planning Committee has already worked on a set of alternative parking standards.

Charlotte County places importance on development, particularly along the commercial corridors, that is aesthetically appealing to the majority, compatible to the existing and surrounding use of land, and conscious of the site specific conditions. The melding of old and new development and the creation of a development framework to allow this to occur gracefully requires the participation and long term dedication of a wide range of private, public, and community stakeholders.

SAFETY CONCERNS

NARROW STREETS



Grove City's residential areas, particularly those on the Lemon Bay side of Placida Road, are densely developed and have in many instances extremely narrow roadways. These roadways are so narrow that cars must frequently pull to the side of the road or onto private property to allow another larger vehicle to pass. The Grove City Community Plan cannot change the existing physical layout of the community nor can it alter the challenges that naturally arise from being platted in 1886 but, by identifying this concern, improvement options may come to light.

COMMUNITY LIGHTING

The Grove City community is generally well lit and even those areas that are in need of additional lighting are regularly utilized after sunset just as they are during the course of an entire day. Among the proposed priority actions upon the establishment of the Grove City Advisory Board is a comprehensive exploration of the best mechanism to provide lighting along San Casa Road in conjunction with the existing County amenities and sidewalk network.



Partnership opportunities may exist and be useful in addressing the community lighting issue. For example, business and property owners may wish to “adopt a light” or provide matching fiscal or other resources to further the safety and wellbeing of the community. Additional information regarding this topic and examples of approaches other communities have taken to address improved community lighting are provided in the support document to this plan.

ENVIRONMENTAL CONCERN

ABANDONED VESSELS IN GROVE CITY WATERWAYS

Grove City has 49 named waterways, many of which lead into the waters of Lemon Bay. Grove City stakeholders have identified maintenance of their waterways as a priority. Abandoned vessels and other debris discarded in waterways threaten this resource’s short and long term functionality for the public and for wildlife.

Whether a vessel is associated with an address on land or submerged in a water body there are ways in which to have it safely removed to aid in the maintenance of all community waterways. This is enforced through the Abandoned Vessel Ordinance 2007-50. In conjunction with the Abandoned Vessel Ordinance, there are several Community Plan goal statements and corresponding action items regarding this issue.



COMMUNITY ASSETS AND AMENITIES

SCENIC AND RECREATION AREAS

Grove City has developed parks and facilities within and surrounding the community. Funds from the Grove City MSBU have gone towards a variety of community enhancements including community entrance signage, Placida Road median beautification, and development of the Colorado Walking Park. The Colorado Walking Park is an amenity located on Colorado Avenue (a platted, but undeveloped, street), between Placida Road and Bourbon Street; it will serve to link other amenities and initiatives.



Assets are located throughout the community and are not location specific. The waters of Lemon Bay are visible to travelers along Placida Road. The age and maturity of trees in the area lends character and shade to residential portions of the community. Even the mixture of development types and businesses provides for the small town feel that many stakeholders identify as a key attribute of the area.



The community has within its boundaries a large portion of the 420 acre Oyster Creek Regional Park. This park has both natural and recreational amenities to serve a variety of different stakeholder interests.



Cedar Point Environmental Park is a 115 acre park situated adjacent to Lemon Bay.



Ainger Creek has an affiliated boat ramp.

Cedar Point and Ainger Creek are located just outside the community's northern boundary but are easily accessible by road or sidewalk travel. These resources provide recreational and educational opportunities for residents and guests. The Grove City community values these resources and is fortunate to be able to access them through non-vehicular means. Community members propose to work closely with the Charlotte County Parks, Recreation, and Cultural Resources Department as well as the Scenic Highway Corridor Management Entity to enhance these resources and the community's physical and social link to them.

LEMON BAY/MYAKKA TRAIL SCENIC HIGHWAY

Placida Road is part of the Lemon Bay/Myakka Trail Scenic Highway and several initiatives laid forth in the highway's Corridor Management Plan are directed at improving Grove City's main roadway. Placida Road has two travel lanes in either direction. The volume of traffic has not yet caused congestion or extreme safety concerns, but the excessive speed of some travelers is regularly identified as a community concern. Stakeholders acknowledge that the existing character of the roadway and its role in serving evacuation needs, preclude the development of an ideal main street; however, the character does not preclude identifying various action items to make improvements related to safety, lighting, non-vehicular mobility and all other linked development components.

The future of development along Placida Road is closely tied to the discussion of code compliance, commercial development, and signage.

SIDEWALK NETWORK

Grove City's sidewalk network is quite extensive and provides an opportunity for pedestrian and other forms of travel. Many individuals utilize the sidewalk network to walk, bike, skate, and jog. The action items within this plan are intended to directly achieve or support the enhancement of non-vehicular travel in the community, thereby taking advantage of existing community networks and providing for future enhancements to the corresponding community amenities.

SOCIAL NETWORKING

COMMUNITIES WITHIN GROVE CITY

Grove City is strengthened by internal communities: Grande Preserve on Lemon Bay, Indigo Isles, Park Pointe, and Forest Park are just a few. In conjunction with the advantage of being fairly small in size, Grove City benefits from having this mixture of internal communities as they tend to be conscious of many of the issues addressed herein and work to address them within the boundary of their development. In addition, many of these communities have active homeowner groups providing a mechanism to facilitate communication and information networking within Grove City overall.

SCHOOLS AND YOUTH

Demographics, observations, and discussions with members of the community indicate that the majority of the community's households, consistent with Charlotte County's overall demographics, do not have young adults or children at home. Grove City is, however, just south of Lemon Bay High School and does contain a number of recreational and youth based activity areas.

The Grove City stakeholders desire to explore ways to actively and productively involve the community's youth in implementation actions. Providing opportunities for young adults to take part in civic initiatives and community events benefits everyone. The Grove City community can assist by serving as positive role models with an active interest in collaborative efforts with the youth of the community.

OPPORTUNITIES FOR GROWTH

A basic description of existing land use and future potential land use is useful in understanding the challenges and opportunities within the community because the Grove City Community Plan assists in furthering the social and economic well being of community stakeholders.

EXISTING LAND USE

There are over 600 acres of undeveloped land designated for a mixture of uses dispersed throughout the community. These conditions provide an opportunity to further integrate new development into the existing framework.

Undeveloped Acreage

Agricultural Use	Less than 1 undeveloped acre
Commercial Use	144 undeveloped acres
Industrial Use	39 undeveloped acres
Public Facilities Use	4 undeveloped acres
Residential Use	475 undeveloped acres

FUTURE LAND USE AND ZONING

Each property in the Grove City community, as with the County as a whole, has a land use and zoning designation associated with it. The Future Land Use Map (FLUM) shows the overall intent for lands within the County. FLUM designations are directly tied into the first element of the State mandated Charlotte County Comprehensive Plan. The first element is referred to as the Future Land Use Element and it ties all other elements of the plan together. Land Development Regulations (LDR's) correspond directly to a property's zoning designation. The LDR's lay forth development standards and outline general criteria as relates to parking, landscaping, and a range of issues and concerns that result when a property is developed.

The development intent and standards of each designation directly influence what is and can be built in the community and thus have immediate influence on stakeholder identified issues such as traffic, density, and aesthetics. Every individual in the County is affected by the designation of their property and that of their neighbor's property. Grove City specific FLUM and zoning designations are discussed and development potential outlined in this plan's supporting document. The community's FLUM and Zoning maps are found in the supporting document.

COMPATIBILITY -LAND USES- EXISTING AND FUTURE

There are several areas within the Grove City community that are or may be particularly impacted by the development of land uses that are not intrinsically compatible with one another. An example of this are the properties immediately adjacent to San Casa Drive, on the western side as you travel north to SR 776. These properties are designated by FLUM and Zoning designation for multi-family residential with an allowed maximum density of ten (10) units per acre. A portion of that land is currently developed with a mixture of single family residences and duplexes, the remainder as you travel north to SR 776 is undeveloped. It would be legal and consistent with existing property designations to build condominium units up to sixty (60) feet in height, provided all other site development standards were adhered to. This is an existing property right and development would be reviewed in accordance with existing code, not according to what the neighboring owners may desire to see built.

The compatibility of land uses within the community is a priority concern as it can impact the community's quality of life and economic success. The overall intent of the Community Plan is to develop improvements and opportunities that benefit the whole community.

RESIDENTIAL DEVELOPMENT IN GROVE CITY

There are multiple housing styles in Grove City. There are single family and multi-family residences from mobile homes to condominiums. The homes are of various ages. The mixture is most pronounced in those neighborhoods bordering Lemon Bay where new homes have replaced the homes of the 60's and 70's to create a mixture of design styles.

The majority of Grove City is designated for 1-5 residential units per acre and the community's residential areas are generally built out with existing homes and related amenities. Seventy-seven (77%) percent of the land within Grove City's boundary is designated for residential land uses, single family in particular. Consequently, almost all development decisions need to be assessed for their appropriateness in relation to residential uses. The Grove City community's particular concern is in melding new development into the unique Grove City framework.

COMMERCIAL DEVELOPMENT IN GROVE CITY

Grove City's commercial corridor does have a mixture of small scale businesses and many Grove City stakeholders are interested in assisting these businesses with leveraging the resources to improve and enhance their properties. The commercial lands are primarily along Placida Road and are approximately 200 ft in depth off of the roadway. Such lot configurations typically lend themselves to commercial strip development and multiple access points onto the adjoining road. Such site constraints are not the only challenge to designing community oriented commercial areas. The general population is accustomed to shopping at large retailers or one stop shops and a transition to small main street type businesses may be difficult to achieve. With vacant storefronts and available undeveloped land, stakeholders are advised to think about the type of businesses and services they may wish to have in the future.

INDUSTRIAL DEVELOPMENT IN GROVE CITY

Grove City's industrial area is bound by San Casa to the west and Winchester Boulevard to the east – it comprises both sides of Worth Avenue and Avenue of the Americas. The properties have a Future Land Use Map designation of Industrial and zoning designations of either Industrial General or Industrial Light. There are 62 owners of industrially designated property within Grove City.

The County has a limited amount of industrially designated land and it is of great importance; however, its future development pattern must be balanced with the recognition that it located at the gateway to Grove City from SR 776. The area is also adjacent to community amenities and government offices and care must be taken to design development in keeping with the surrounding context.

At present many of the properties within this area are undeveloped. The language and intent of this plan supports pro-active discussions and planning between the Grove City Advisory Board and the owners of these properties. Because this area is a valuable resource to the community's and County's economic base, grants and other funding resources and programs will be investigated and applied for as appropriate by members of the GCAB in conjunction with applicable stakeholders and groups.

Concluding Thoughts

This first document of Grove City Community Plan discusses the community in a very broad manner and highlights a wide range of its strengths and challenges. As the Grove City Advisory Board and interested stakeholders look to maintain and enhance these strengths and resolve identified challenges it is important that this framework document remain flexible and current. The second document provides the data and outreach information that went into the creation of the overall plan and will assist in directing the Grove City Advisory Board and interested stakeholders in meeting the goals as laid forth herein.

TABLE OF CONTENTS
DOCUMENT II
THE GROVE CITY PLAN
REFERENCE AND ADDITIONAL INFORMATION

Service Providers..... pages 5-6
Englewood Water District.....page 6

Communication and Outreach.....pages 7-9
Communication and Information Networks..... page 7
Grove City Advisory Board.....page 7
Neighbors and Community Partners.....page 8
Municipal Service Benefit Unit..... page 8
Related County Initiatives..... page 9
Funding Opportunities..... page 9

Designations and Data..... pages 10-15
 Agriculture..... page 10
 Commercial Center..... page 11
 Commercial Corridor..... page 11
 General Mixed Use..... page 12
 High Density Residential..... page 13
 Medium Density Residential.....page 13
 Low Density Residential..... page 13
 Low Intensity Industrial.....page 14
 Preservation.....page 14
 Public Lands and Facilities..... page 14
 Rural Estate Residential..... page 15
Zoning Designations..... page 16

Maps..... pages 17-30
 Aerial..... page 18
 Community Assets and Amenities..... page 19
 FEMA Zones..... page 20
 Future Land Use (FLUM)..... page 21
 County Facilities..... page 22
 Government Owned Lands..... page 23
 2005-2008 Petitions..... page 24
 Storm Surge..... page 25
 Vacant Commercial/Industrial Lands..... page 26
 Vacant Residential Lands..... page 27
 Waterways..... page 28
 Wind Velocity Zones..... page 29
 Zoning..... page 30

Additional Information..... page 31

SERVICE PROVIDERS

Grove City is located in a geographic area with some overlap in service provisions. The County has its West County Administration annex at 6868 San Casa and the Sheriff's West County District 1 office is located at this complex. The primary fire and EMS service to the community is available through the Englewood Fire Department Station 72# on Placida Road.

The community has indicated that they are satisfied with area services. The Sheriff's office, Charlotte County Fire Department and the Englewood Fire Department have sent representatives to speak to the community about their services and to inform them of community related items.

The community expresses only a few concerns with regard to area crime and no concerns have been voiced regarding the Sheriff services provided. Community members continue to take an active role in self-policing efforts such as instituting a Neighborhood Watch program, participating in the Partners for a Clean Charlotte and by having on-going cooperative relations with Fire, Sheriff, and County Code Compliance staff.

Services Provided at the Charlotte County West Administration Annex

- Health Department
- Property Appraisers: Homestead
- WIC (women, infants, children)
- St. Vincent de Paul
- Supervisor of Elections
- Vickie Potts Tax Collector
- C.A.R.E. (Center for Abuse & Rape Emergencies)
- Senior Services
- Veteran Services
- Sheriffs Office

UTILITIES: THE ENGLEWOOD WATER DISTRICT

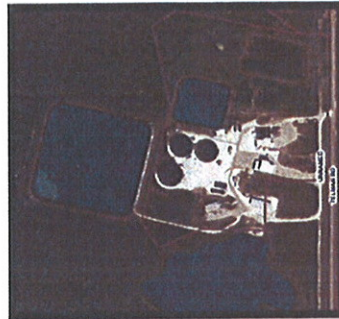


Photo and Information from the EWD website: <http://www.inglewoodwater.com>

Grove City's water and sewer needs are supplied by the Englewood Water District (EWD). The District encompasses approximately 44.5 square miles in Southern Sarasota County and Western Charlotte County. The District also operates a 3.0 Million Gallon per Day (MGD) Water Reclamation Facility to take care of the sanitary sewer needs of the area. As of January 2008, 82.3% of all water customers also receive sewer service.

The Grove City community has expressed satisfaction with the services provided by EWD. Representatives from the district have come to speak at the Planning Committee meetings and have provided information regarding service within the area.

All portions of the community are served with water and sewer; however, at present many of the water mains have a 2 inch diameter and the current standard is 6-8 inches. In time and as fiscal priorities permit, EWD will replace the undersized mains. At present there are no anticipated expansions or changes to the existing service scheduled for the Grove City community.

The Englewood Water District representative supplied the community planning group with an updated fire hydrant map. A concern was raised as to whether some of the older residential areas were adequately serviced by the existing number and location of hydrants. More research will need to be done with regard to this particular concern.

COMMUNICATION AND OUTREACH

As part of the community planning effort, regular monthly meetings and special topic meetings with guest speakers were held at the Grove City Lion's Club. In addition the Grove City Planning Committee and Charlotte County sponsored two community workshops. The meetings included discussion with regard to existing community initiatives such as the development of the "Colorado Walking Park" and the 2008 formation of a Neighborhood Watch group. Several speakers participated in the workshops including the community's Commissioner at both meetings and Deputy Eggleton at the 2008 meeting.

The workshops were held on January 21, 2006 and March 15, 2008. Invitations and background information was provided to all property owners within the Grove City boundaries as well as to previously identified stakeholders and interested parties. Both workshops included handout materials soliciting input with regard to individual stakeholder interests and concerns as well as a request for feedback on specific topics as outlined in the framing of the community plan and the Planning Committee's 2004 report. The first workshop had approximately 45 attendees and the second about 35. The attendees at the second workshop, in particular, represented year round and seasonal Grove City stakeholders from all areas within the community's boundaries

COMMUNICATION AND INFORMATION NETWORKS – BUILDING CONSENSUS

Community planning efforts stress a high level of communication and networking. Without a concerted effort to ensure the availability of information to all interested stakeholders it becomes difficult to engage in plan implementation actions. Maximizing the provision and accessibility of community related information has been a focus throughout the community planning process and will continue to be a priority in the future. Information was made available online, through special mailings, and through the bi-weekly planning meetings. These meetings were advertised in the local newspaper and often included special guest speakers.

The GCAB will facilitate the necessary actions to implement the goals of the community plan. Among them is the maintenance and enhancement of existing communication and outreach networks. The formation of partnerships between varied groups of stakeholders will also be necessary to ensure the long term success and feasibility of the goals of this plan.

GROVE CITY ADVISORY BOARD

The Advisory Board will be made up of volunteer Grove City stakeholders serving pursuant to Commission appointment and subject to the Sunshine Law. The resolution establishing the Board dictates that first consideration be given to maintaining a Board comprised of 7 members of whom at minimum one member shall represent the commercial interests of Grove City, one member the multi-family interests, and one member shall be a professional in one of the following fields, architecture, and engineering, landscape architecture, planning or similar. If the Board does not receive volunteers representing the aforementioned criteria they may opt to fill the position with another willing applicant.

Three (3) years after the date of Advisory Board creation, the Commission shall review the activities of the Board to determine whether the Board still serves a necessary function and should continue to exist. Opportunities, ideas, and examples on enhancing assets, capturing opportunities, limiting threats, and minimizing challenges, exist in many localities, county, state and country wide. Advisory Board members will learn from the examples of other Charlotte County communities as well as those beyond our borders and in turn it is hoped that others may learn from Grove City.

NEIGHBORS AND COMMUNITY PARTNERS

All appropriate partnership opportunities will be explored with an emphasis on continuing local community partnerships and opportunities first. A successful community planning initiative relies on partnership opportunities. Grove City's opportunities continue to evolve as the community planning effort attracts inquires and requests for both County and community specific information.

This community plan benefited through the information received through two outreach and informational workshops and numerous special speaker discussions, focused on establishing such partnering. These activities will continue with the formation of the Grove City Advisory Board. Community partnering is a key priority and inherent in all of the action items laid forth. Potential Grove City partners include the Lion's Club, Civic Association, community churches, and individual homeowner groups.

MUNICIPAL SERVICE BENEFIT UNITS (MSBUS)

Municipal Service Benefit Units (MSBUs) were created to provide specific services to different areas of the County. Advisory committees for each MSBU and Charlotte County Government work together to provide these services. MSBU revenue is derived by non-ad valorem assessments. The cost of the annual work program is divided by the total number of assessment units within the MSBU area resulting in an assessment per ERU (Equivalent Residential Unit). All monies collected within a specific MSBU must be spent within that MSBU.

In 1995 residents of Grove City requested an Advisory Committee be formed for the area and the Charlotte County Board of County Commissioners approved that request and appointed a formal committee in 1996. Grove City's MSBU is responsible for all aspects of road and drainage maintenance. There are approximately 16 miles of one way roads in the Grove City MSBU and the primary concern of the committee during the past years has been keeping these roads and drainage areas properly maintained. This includes paving, culvert cleaning, peppertree cutting, road and sidewalk maintenance, herbicide, swale maintenance, crossover pipe replacement, line and grade, sign maintenance and community improvement. Many improvements have been made in the area since the start of the Advisory Committee. Crossover pipes have been replaced on all residential roads. Resurfacing of residential roads has taken place. Replacing street and stop signs that have been damaged or destroyed is an on going job as is sidewalk maintenance and right-of-way mowing.

In 2005, three "Welcome to Grove City" signs along with landscaping announcing the community were approved and erected. Ground lighting for these signs will be installed soon. MSBU funds have also provided for the creation of Grove City Colorado Walking Park.

RELATED COUNTY INITIATIVES

There are public and private developments and decisions occurring that will have an impact on the Grove City community. The community plan will help facilitate the sharing of information about the community and County overall as well as provide a means to access specific community information and the individual or individuals responsible for addressing any opportunities or threats.

At the time of this plan's creation there are two initiatives of importance and relevance to the Grove City stakeholder. The first is the proposed expansion of Winchester Boulevard. Winchester Boulevard serves as Grove City's eastern boundary and as a future limited access evacuation route for the Cape Haze Peninsula. At present Winchester Boulevard is accessible via SR 776 to the north of Grove City. The expansion will connect Grove City's portion of the existing Winchester Boulevard, which currently runs south of SR 776 and east of Worth Avenue and Avenue of the Americas to Telman Road and through to CR 775 (Placida Road). The second is the designation of the first Charlotte County, Florida Scenic Highway. The highway encompasses all of SR 776 from the US 41 intersection through to the Charlotte County line. The designated roadway also includes all of CR 771 (Gasparilla Road) and CR 775 (Placida Road).

In February of 2008, after 18 months of work by the Charlotte-Sarasota Corridor Advocacy Group, the Lemon Bay/Myakka Trail (LBMT) was designated as a Florida Scenic Highway. Placida Road (CR 775) is a part of the scenic highway's "Cape Haze Loop" road. The Florida Scenic Highway designation provides an opportunity to leverage economic resources for enhancing identified intrinsic resources along the route and can also provide opportunities for community roadway safety improvements. Grove City, with its Oyster and Buck Creek boundaries are among the identified intrinsic resources. Ainger Creek Boat Ramp and Cedar Point Environmental Park, just north of Grove City's Oyster Creek boundary, are also identified as scenic highway resources.

Grove City stakeholders already partner with the LBMT Corridor Management Entity (CME) to address mutual issues of concern along Placida Road as well as the adjoining resources. The action items within this plan outline the priorities as it relates to these mutual issues. You may obtain more information regarding the aforementioned initiatives and others that relate to Grove City or the County as a whole, by contacting County staff or visiting the main County website and following the appropriate initiative link.

FUNDING OPPORTUNITIES

A community with diverse stakeholders focused on finding mutual opportunities to maintain and enhance their neighborhood will be the driving force behind the successful implementation of this plan. There are federal, state, and local funding opportunities, there are grants, scholarships, gifts in kind, community service, and many other mechanisms by which to find at least supplemental funding or resources for community initiatives focused on the public good.

The community will make decisions on proposed initiatives through involvement with other interested stakeholders and the resources that are made available through the affiliated Grove City and Charlotte County website. The Grove City Advisory Board will explore grant and resource partnering opportunities. Each implementation "action item" will undergo an exploration of options and an opportunity for community comment.

DESIGNATIONS AND DATA

Future Land Use Map Designations

Charlotte County's "Land Development Regulations" and Zoning Code are intended to facilitate the goals and objectives found within the Charlotte County Comprehensive Plan and to be consistent in carrying forth the intent of a property's corresponding FLUM designation. Each property in Charlotte County has both a FLUM and a Zoning designation. This section will explain these designations in greater detail. The Grove City FLUM map may be found on page 21 herein.

Future Land Use Map (FLUM) Designations found within Grove City:

Agriculture
Commercial Center
Commercial Corridor
General Mixed Use
Low Intensity Industrial
Low Density Residential
Medium Density Residential
High Density Residential
Preservation
Public Lands and Facilities
Rural Estate Residential

*please note that the information and data that follows may change based upon approved (requested) land use and zoning designation amendments as initiated by property owners.

AGRICULTURE

These lands are designated for agricultural activities and are located primarily within the Rural Service Area. Agricultural lands may not exceed a maximum residential density of one (1) dwelling unit per ten (10) acres within the Rural Service Area and one (1) dwelling unit per one (1) acre within the Urban Service Area. Uses on land designated as such include: single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, and row crops, and extractive industries.

~3 acres of which less than 1 acre is undeveloped

Grove City: Maximum Build-out Scenario Estimates

(strictly by land use – corresponding property zoning designation may alter estimate)

(Existing Situation)

There is less than one acre available as undeveloped "Agriculture" land. It is unlikely that any substantial new development would occur, more then likely the undeveloped land would be either incorporated into an existing related use or be the subject of a FLUM (land use) amendment for incorporation with development of adjoining parcels.

COMMERCIAL CENTER

These lands are designated for commercial, institutional, and professional office activities. Commercial Centers are lands in which retail, service, and office uses currently exist or a need is projected in the future. They are further differentiated into categories, which are indicated below and which are determined by land area. Commercial Center designated sites are intended to form nodal commerce centers and not perpetuate strip commercial. A property that was designated prior to October 7, 1997, on the Zoning Atlas either as Office, Medical and Institutional (“OMI”), or as Commercial Tourist (“CT”), or as a multi-family designation of Residential, Multifamily (“RMF”), or as Residential, Multifamily/tourist (“RMF-T”), shall be allowed to develop multi-family residential not to exceed the density as specified in the Code of Laws and Ordinances of Charlotte County, Florida (“County Code”), for the Zoning Atlas designation applicable to that property. The applicable County Code sections for the Zoning Atlas designations and their respective maximum densities are as follows: Section 3-9-39, OMI – 10 units per acre; Section 3-9-45, CT – 15 units per acre; Section 3-9-33, RMF – 3.5 to 15 units per acre, depending on which RMF designation is applicable to the particular property; and Section 3-9-34, RMF-T – 6 units per acre.

~83 acres of which approximately 65 acres are undeveloped

Grove City: Maximum Build-out Scenario Estimates

(strictly by land use – corresponding property zoning designation and allowed Floor Area Ratio (FAR) may alter actual development potential)

(Existing Situation)

65 undeveloped acres * 43, 560 square feet = 2,831,400 square feet

FAR .5 = 1,415,700 square feet of development

FAR .6 = 1,698,840 square feet of development

FAR 1.0 = 1,831,400 square feet of development

Sub-neighborhood Commercial Center: ½-3 acres: FAR .6

Neighborhood Commercial Center: 3-10 acres: FAR .5 (stores) 1.0 (offices)

Community Commercial Center: 10-30 acres: FAR 1.0

COMMERCIAL CORRIDOR

Commercial Corridors are areas located along major urban corridors within Charlotte County. These corridors generally include, but are not limited to, US 41, US 17, SR 776, CR 775, and CR 771. Allowable uses shall include retail and service uses, wholesale stores, professional offices, hotels, motels, and restaurants. Maximum building coverage shall not exceed 50%. Maximum floor area ratio shall not exceed .60. A property that was designated prior to June 10, 2003, on the Zoning Atlas either as Office, Medical and Institutional (“OMI”), or as Commercial Tourist (“CT”), or as a multi-family zoning designation of Residential, Multifamily (“RMF”) or as Residential, Multifamily/tourist (“RMF-T”), shall be allowed to develop multi-family residential at a density not to exceed the density as specified in the Code of Laws and Ordinances of Charlotte County, Florida (“County Code”), for the Zoning Atlas designation applicable to that property.

The applicable County Code sections for the Zoning Atlas designations and their respective maximum densities are as follows: Section 3-9-39, OMI – 10 units per acre; Section 3-9-45, CT – 15 units per acre; Section 3-9-33, RMF - 3.5 to 15 units per acre, depending on which

RMF zoning designation is applicable to the particular property; and Section 3-9-34, RMF-T – 6 units per acre.

~ 188 acres of which approximately 19 acres are undeveloped

Grove City: Maximum Build-out Scenario Estimates

(strictly by land use–corresponding property zoning designation and allowed Floor Area Ration (FAR) may alter actual development potential)

(Existing Situation)

19 undeveloped acres * 43, 560 square feet = 827,640 square feet

FAR: .6 = 496,584 square feet of development

GENERAL MIXED USE

Lands designated as Mixed Use shall be located within the Urban Service Area. The entirety of a Mixed Use district shall contain open space and a combination of at least two of the following land uses: commercial, institutional, and residential. A project(s) within a Mixed Use district may be developed as a single use, but the entirety of a district must contain a mixture of uses. A project(s) that intends to build within a Mixed Use district must be developed below the threshold requirements identified within Chapter 380.06, Florida Statutes for a Development of Regional Impact. Any development within a Mixed Use district shall be subject to a unified development plan that utilizes creative, efficient, and conscientious land development practices. The selection and placement of uses and the massing of structures within this district must be fashioned to complement and enhance each other and the surrounding community. The implementing zoning district under the Mixed Use district shall be a Planned Development district as provided in Section 3-9-49 of the Code of Laws and Ordinances of Charlotte County, Florida, or other similar zoning district that may be developed for use under this designation. The conditions of approval for a rezoning under the Mixed Use district shall include development standards and design regulations that govern such elements as transportation systems, site access and circulation, landscaping and buffering, lighting, signage, and building and site design.

The conditions applicable to development within a General Mixed Use district are outlined within the Appendix.

~ 1.6 acres of which approximately 1.2 acres are undeveloped

Grove City: Maximum Build-out Scenario Estimates

(Existing Situation)

The use of the General Mixed Use FLUM is contingent upon an accompanying zoning designation of “Planned Development” wherein site design and use is dictated specific to the site in question. At present, Grove City has only one such General Mixed Use property and its development is currently on hold

HIGH DENSITY RESIDENTIAL

These lands are designated for urban residential uses. High Density Residential lands may be developed at a density up from ten (10) dwelling units per acre to fifteen (15) dwelling units per acre. Uses on land designated as such include, single- and multi-family residential dwelling units, and recreational facilities in association with residential development, sub-neighborhood commercial centers, and schools.

~23 acres of which approximately 2 acres are undeveloped

Grove City: Maximum Build-out Scenario Estimates
(strictly by land use—corresponding **property zoning designation**
(Existing Situation)
6 acres * 15 units per acre (max) = 30 residential units

MEDIUM DENSITY RESIDENTIAL

These lands are designated for urban residential uses. Medium Density Residential lands may be developed at a density from five (5) dwelling units per acre to ten (10) dwelling units per acre. Uses on land designated as such include: single-family residential dwelling units, multi-family residential dwelling units, manufactured residential dwelling units, recreational facilities in association with residential development, sub-neighborhood commercial centers, and schools.

~32 acres of which approximately 4 acres are undeveloped

Grove City: Maximum Build-out Scenario Estimates
(strictly by land use—corresponding **property zoning designation**
(Existing Situation)
4 acres * 10 units per acre (max) = 40 residential units

LOW DENSITY RESIDENTIAL

These lands are designated for urban residential uses. Low Density Residential lands may be developed at a density from one (1) dwelling unit per acre to five (5) dwelling units per acre for site built residences, with an exception for manufactured housing, which may be developed from one (1) dwelling unit per acre to six (6) dwelling units per acre. Uses on land designated as such include, single-family residential dwelling units, multi-family residential dwelling units, manufactured residential dwelling units, recreational facilities in association with residential development, sub-neighborhood commercial centers, and schools.

~1,548 acres of which approximately 470 acres are undeveloped

Grove City: Maximum Build-out Scenario Estimates
(strictly by land use—corresponding **property zoning designation**
(Existing Situation)
470 acres * 5 units per acre (max) = 2,350 non-manufactured residential units

LOW INTENSITY INDUSTRIAL

These lands are designated for facilities which assemble, market, and distribute products, engage in research and development, or commercial uses. Low Intensity Industrial lands must have convenient access to principal highways or arterial roads. Maximum building coverage of a lot or parcel will not exceed 40%. Maximum floor area ratio shall not exceed 1.0.

~82 acres of which approximately 39 acres are undeveloped

Grove City: Maximum Build-out Scenario Estimates

(strictly by land use—corresponding **property zoning designation and allowed Floor Area Ratio (FAR)** may alter actual development potential)

(Existing Situation)

39 acres * 43, 560 square feet * 1 = 1,698,840 square feet of industrial development

PRESERVATION

These lands will be maintained as aquatic preserves, wilderness areas, wildlife sanctuaries, or similar uses. Allowable development activities include habitat relocation areas and limited improvements including fire trails, or facilities which allow limited, unobtrusive human access, such as unpaved parking spaces, primitive camping areas, canoe launches, and sanitation facilities. Residential densities in privately owned areas may not exceed one (1) dwelling unit per ten (10) acres within the Urban Service Area and one (1) dwelling unit per forty (40) acres within the Rural Service Area (consistent with Policy 2.2.27). Any development associated with a permitted use cannot exceed 10% or 3,500 square feet, whichever is greater, of the subject property. Development of non-conforming lots of record less than 10,000 square feet in total area shall not exceed 35% lot coverage.

~2 acres all of which is developed

Grove City: Maximum Build-out Scenario Estimates

Already developed

PUBLIC LANDS AND FACILITIES

These lands are characterized by public ownership or by private ownership of facilities which accommodate the general public. Public Lands and Facilities include those lands owned by Charlotte County general government, the Charlotte County School Board, private schools, churches, auditoriums, play houses, museums, the City of Punta Gorda, the State of Florida, the United States government, and private hospitals, and utilities.

~15 acres of which approximately 4 acres are undeveloped

Grove City: Maximum Build-out Scenario Estimates

(strictly by land use—corresponding **property zoning designation and allowed Floor Area Ratio (FAR)** may alter actual development potential)

(Existing Situation)

Not Applicable in terms of residential density or commercial/industrial intensity.

RURAL ESTATE RESIDENTIAL

These lands are designated for rural residential uses and are located primarily within the Rural Service Area. Residential land uses shall range from one (1) dwelling unit per five (5) acres to two (2) dwelling units per one (1) acre. Uses on land designated as such include: single-family residential dwelling units, and small-scale agricultural uses (including horticulture, greenhouses, horse stables, nurseries, farming, and cultivation of ornamentals) when located within the Rural Service Area.

~**32 acres** of which approximately **6 acres** are undeveloped

Grove City: Maximum Build-out Scenario Estimates

(strictly by land use—corresponding **property zoning designation** may alter actual development potential)

(Existing Situation)

6 acres * 2 per acre (max) = 12 residential units

ZONING DESIGNATIONS FOUND WITHIN GROVE CITY

Zoning Designation	Total Acreage	Vacant Acreage
Agricultural Estates	578 acres	99 acres
Commercial General	96 acres	36 acres
Commercial Intensive	60 acres	30 acres
Commercial Tourist	11 acres	2 acres
Environmentally Sensitive	10 acres	Less than 1 acre
Industrial General	16 acres	7 acres
Industrial Intensive	65 acres	31 acres
Mobile Home Conventional	199 acres	21 acres
Mobile Home Park	24 acres	Less than 1 acre
Mobile Home Subdivision	10 acres	Less than 1 acre
Marine Park	38 acres	4 acres
Office, Medical, and Institutional	2 acres	All developed
Planned Development	321 acres	274 acres
Residential Multi-family-15	16 acres	3 acres
Residential Multi-family-10	24 acres	8 acres
Residential Multi-family-5	164 acres	99 acres
Residential Multi-family Tourist	3 acres	All developed
Residential Single Family-3.5	122 acres	14 acres
Residential Single Family-5	285 acres	53 acres

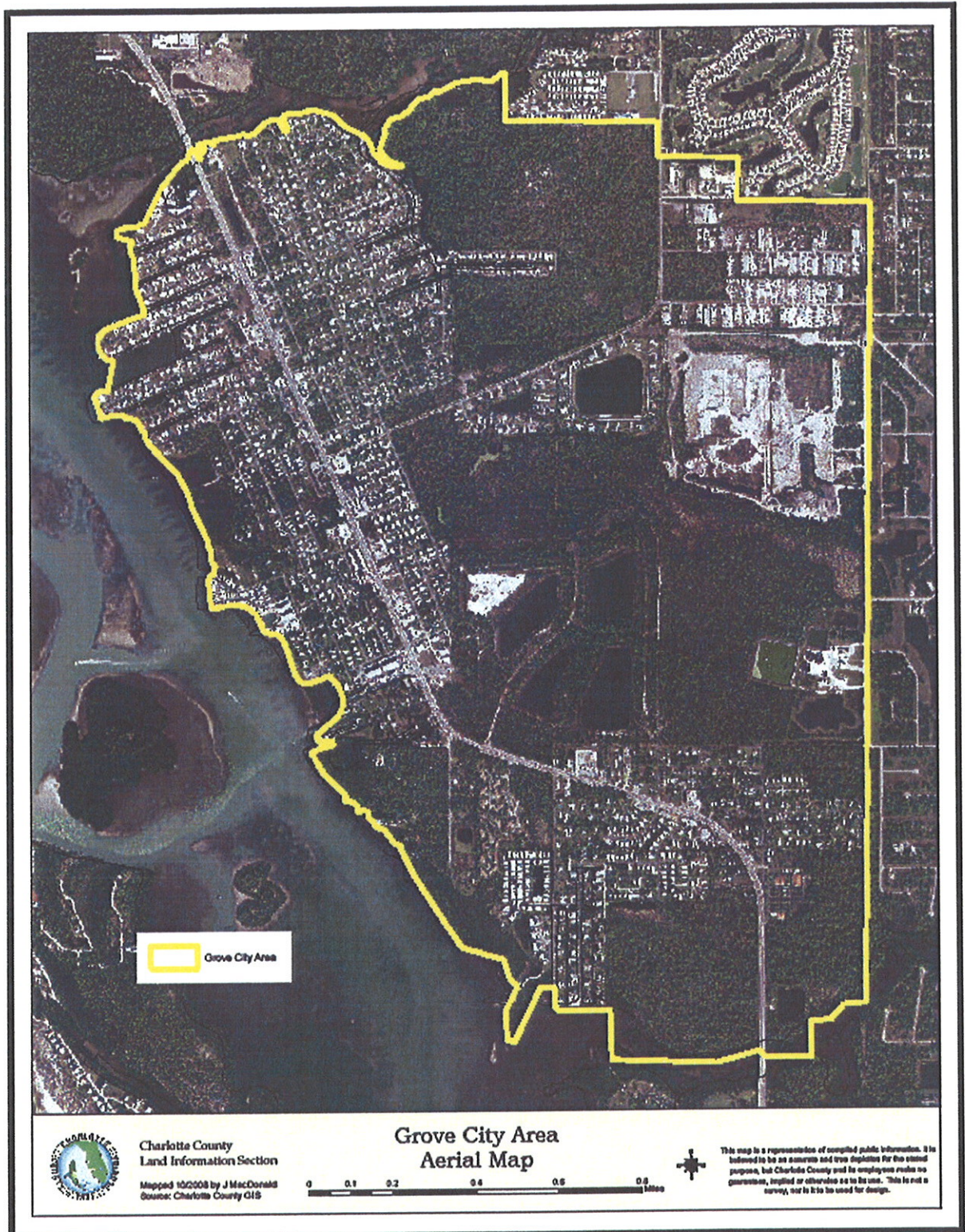
For information regarding all Charlotte County Zoning Designations and further details regarding development standards please refer to the Charlotte County Land Development Regulations or access online via municode.com. The Grove City zoning map may be found on page 30 herein.

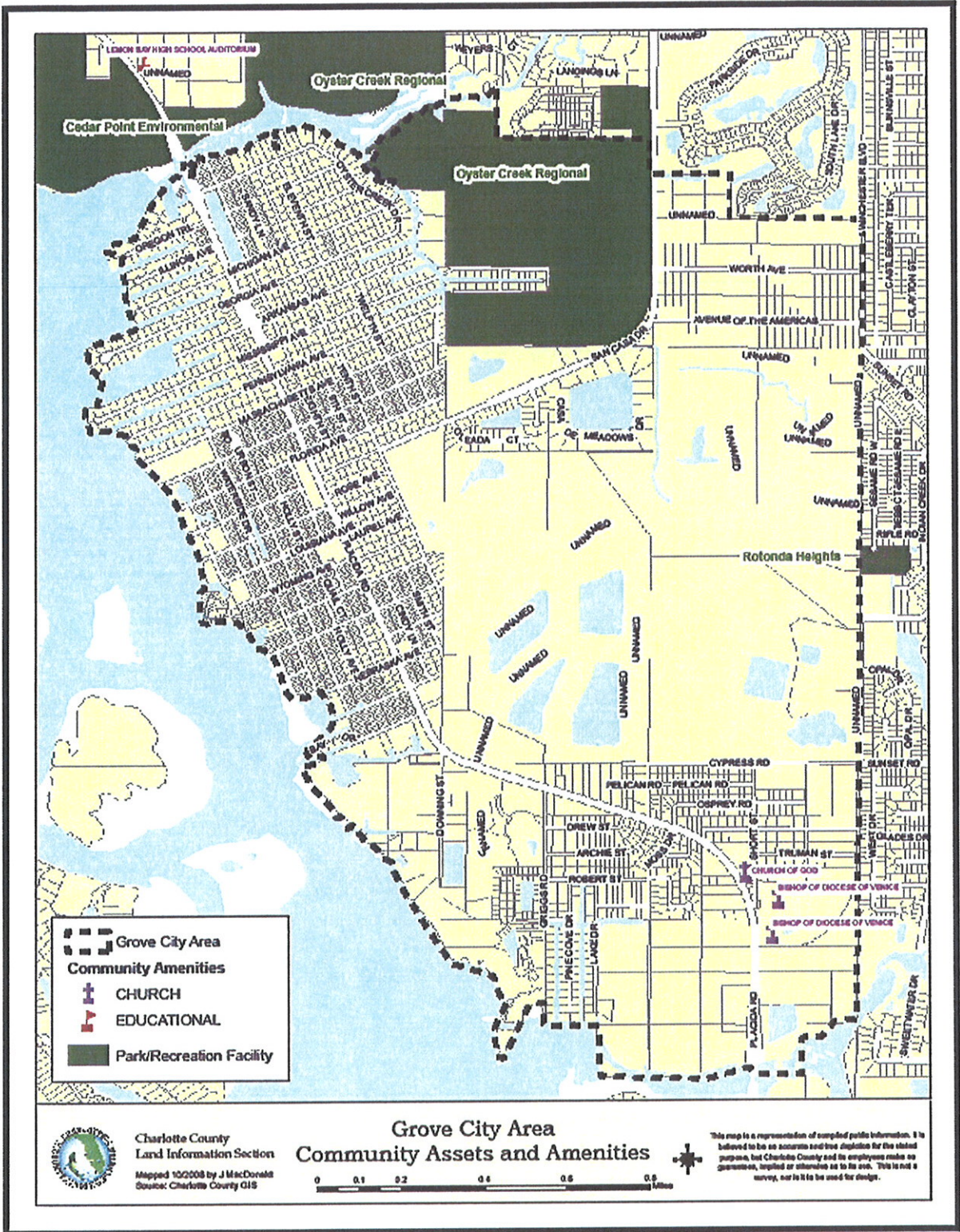
Information is accurate as of October 2008 and is subject to change pursuant to disclaimer information found on Charlotte County's Geographic Information System: www.cc.gis

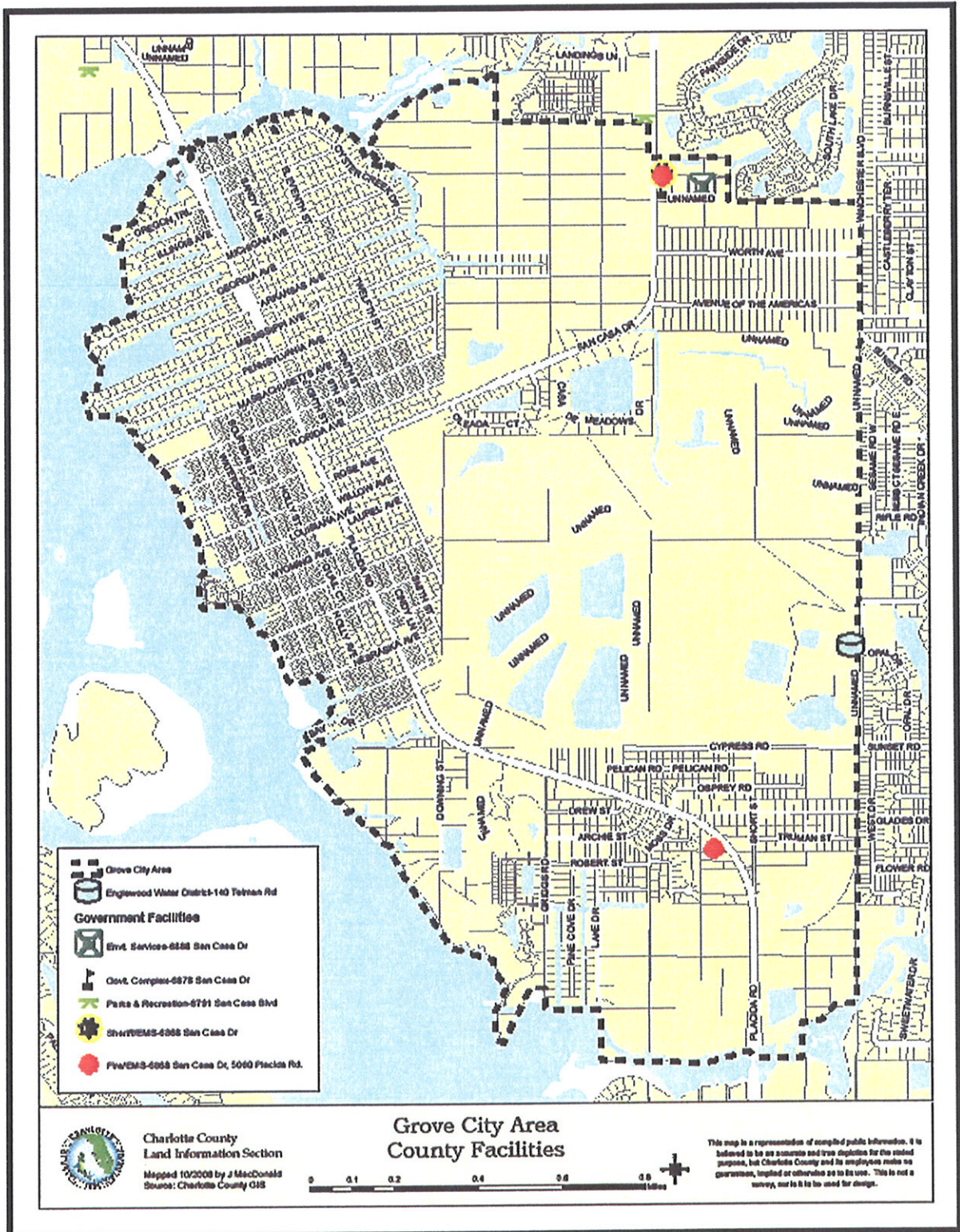
GROVE CITY MAPS

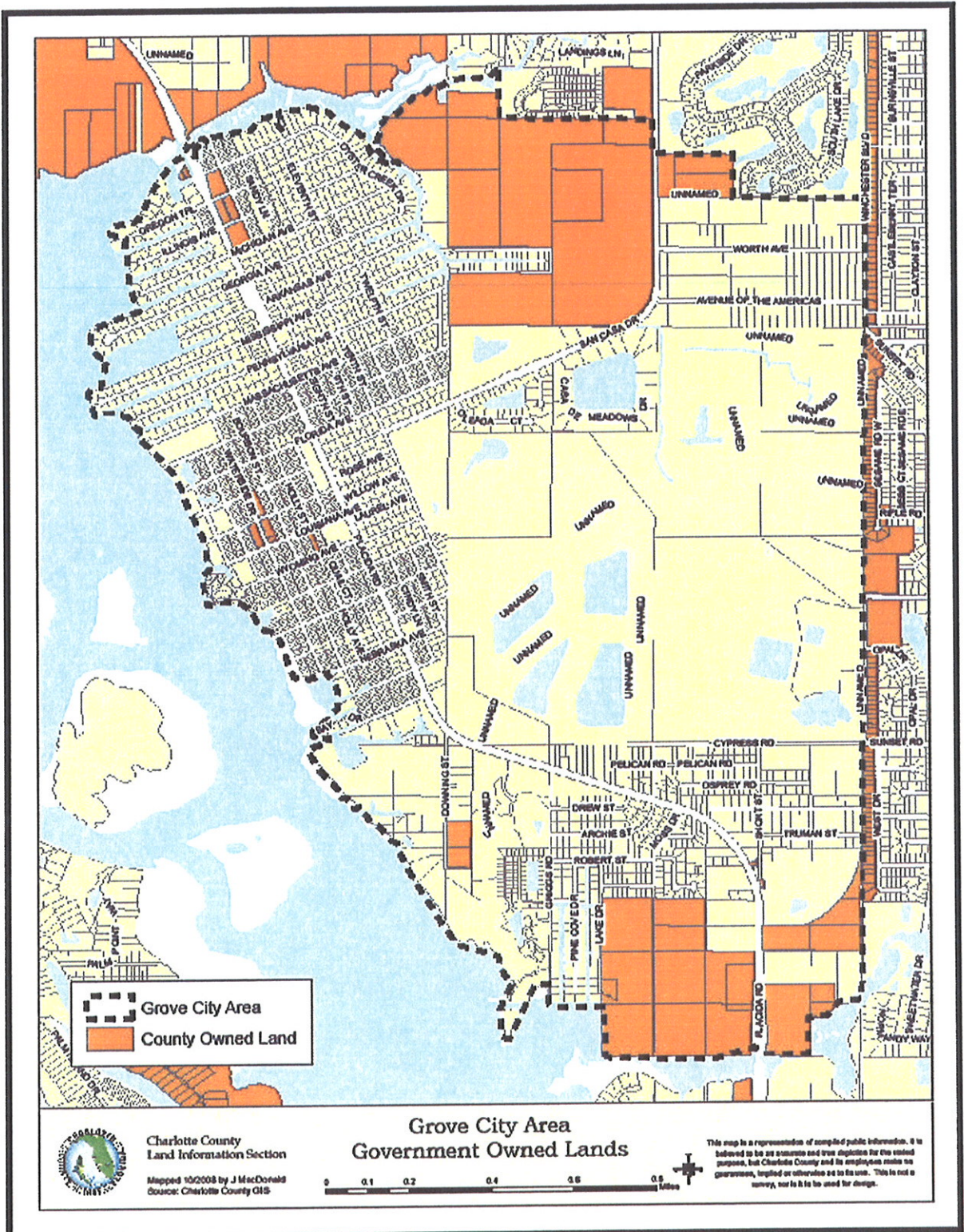
❖ Aerial.....	page 18
❖ Community Assets and Amenities.....	page 19
❖ FEMA.....	page 20
❖ Future Land Use Map.....	page 21
❖ County Facilities.....	page 22
❖ Government Owned Lands.....	page 23
❖ Petitions.....	page 24
❖ Storm Surge.. ..	page 25
❖ Vacant Lands-Commercial/Industrial.....	page 26
❖ Vacant Lands-Residential.....	page 27
❖ Waterways.....	page 28
❖ Wind Velocity Zones.....	page 29
❖ Zoning.....	page 30

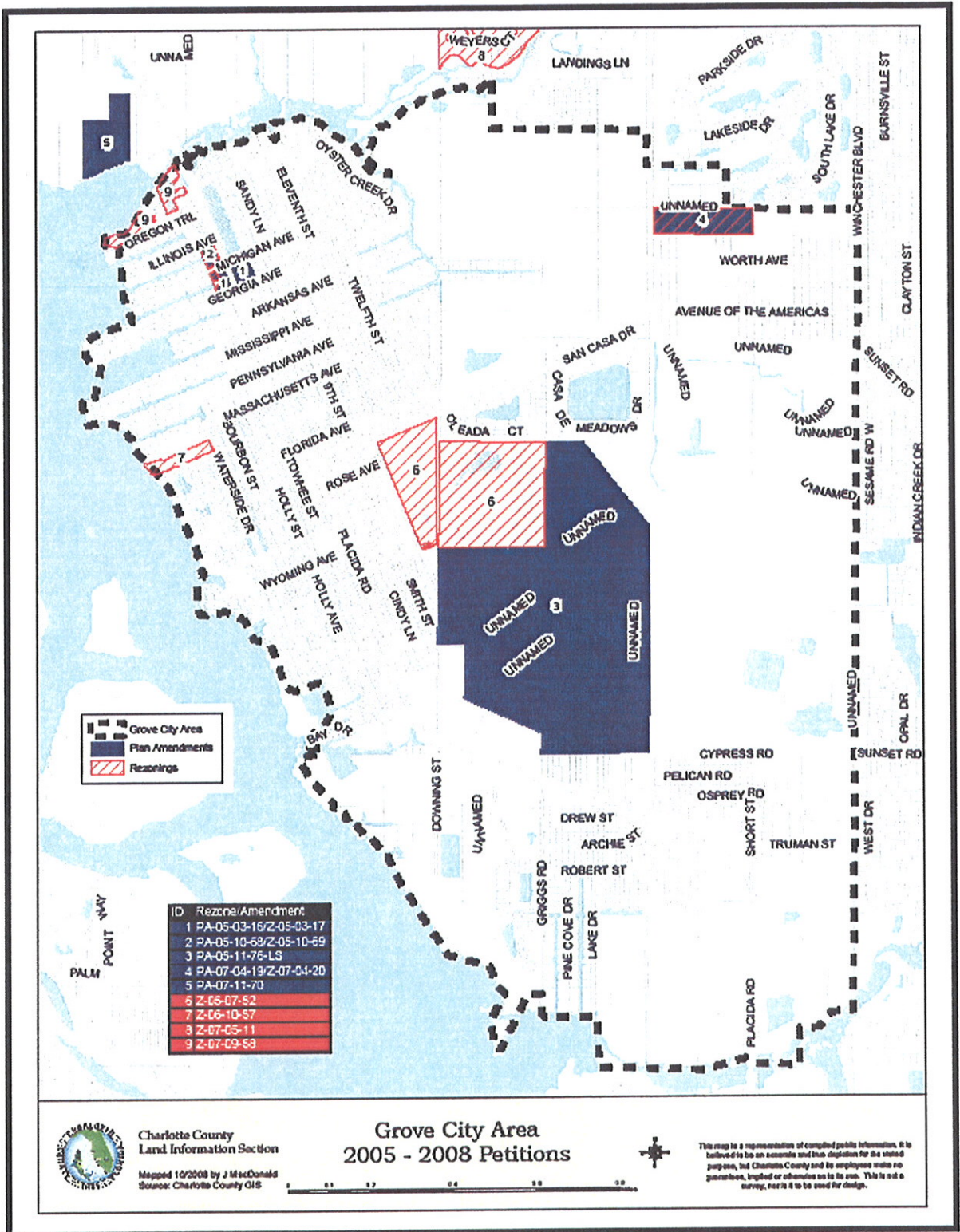
For additional maps and images of and related to the Grove City community please obtain a copy of the supplementary information cd.

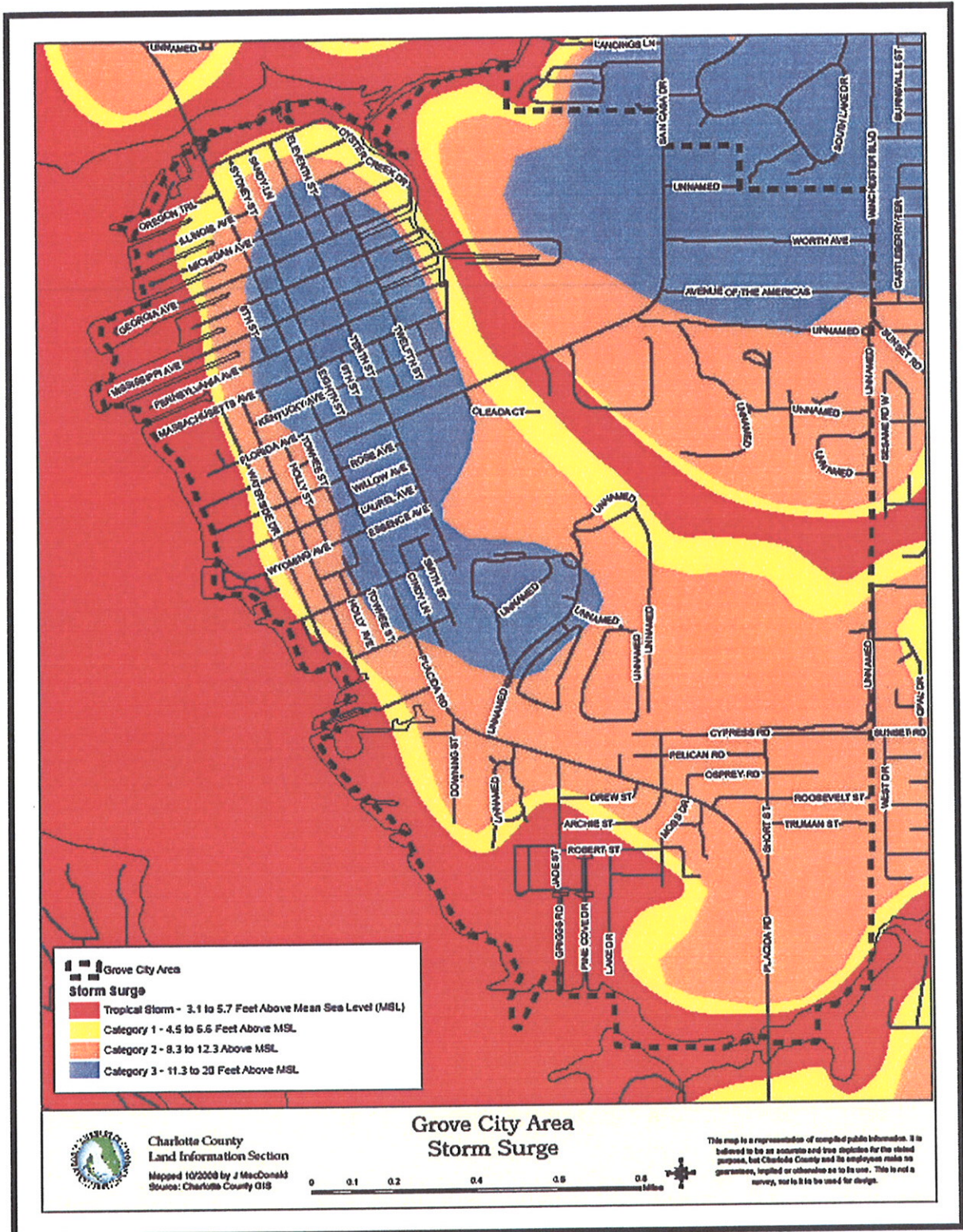


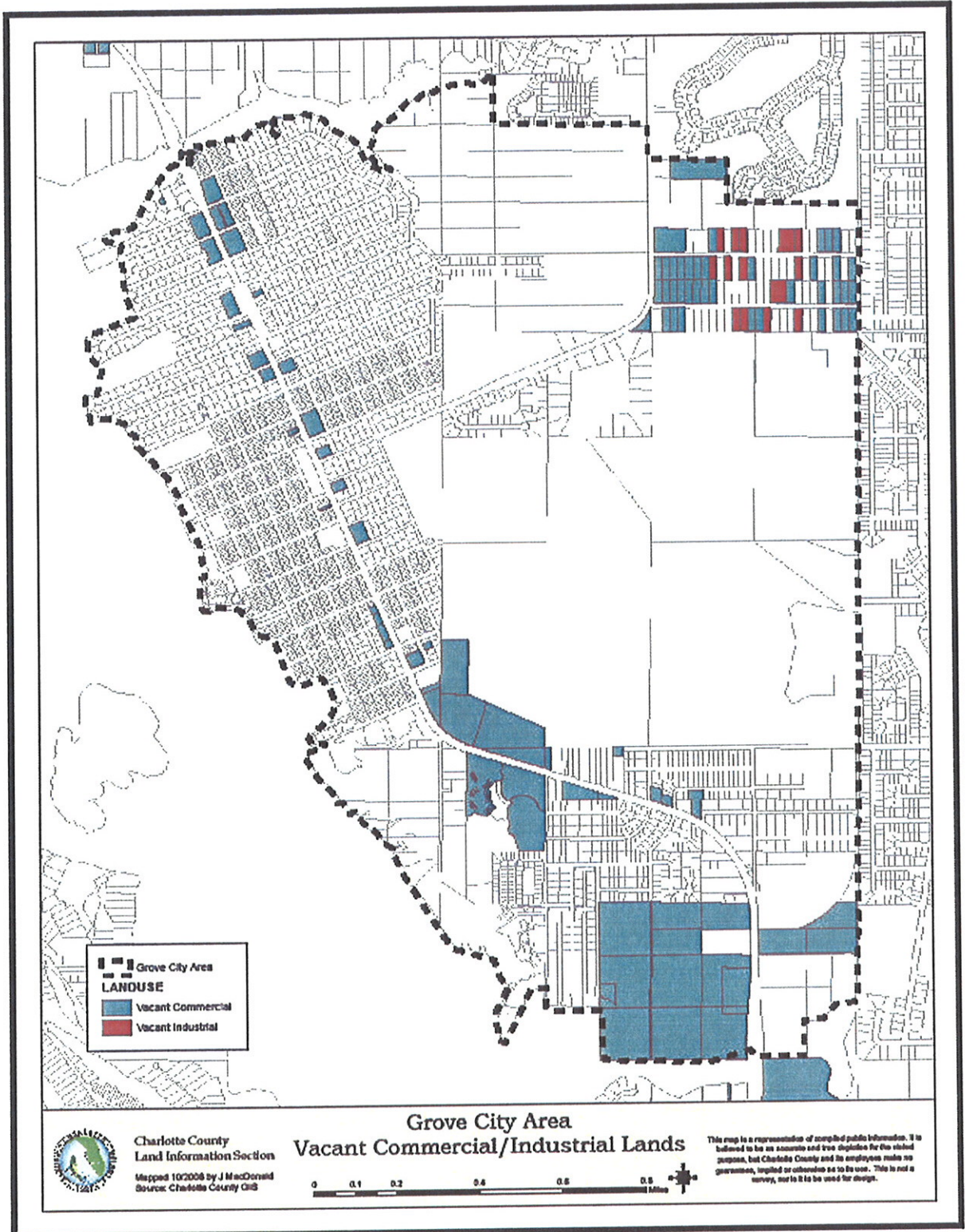


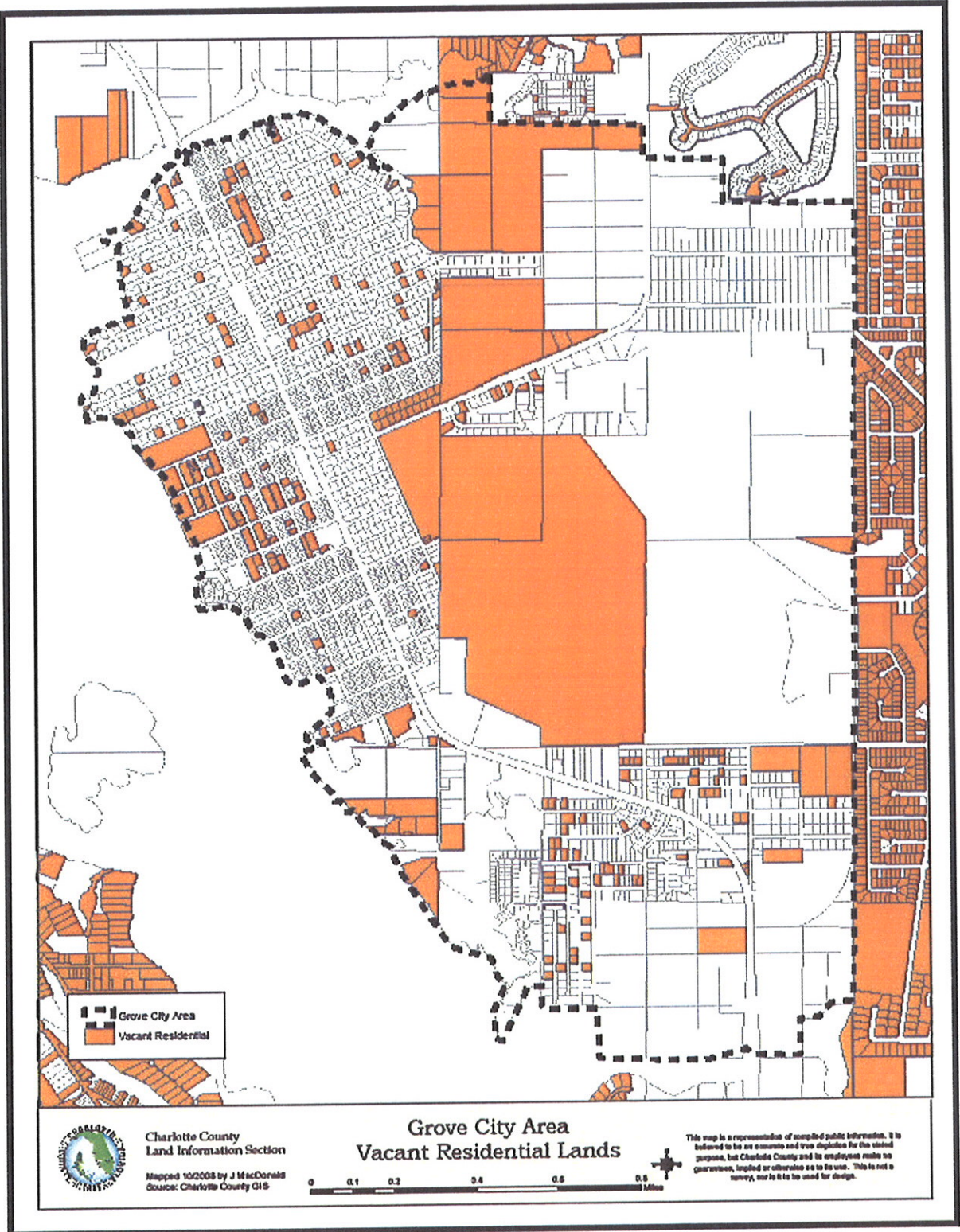


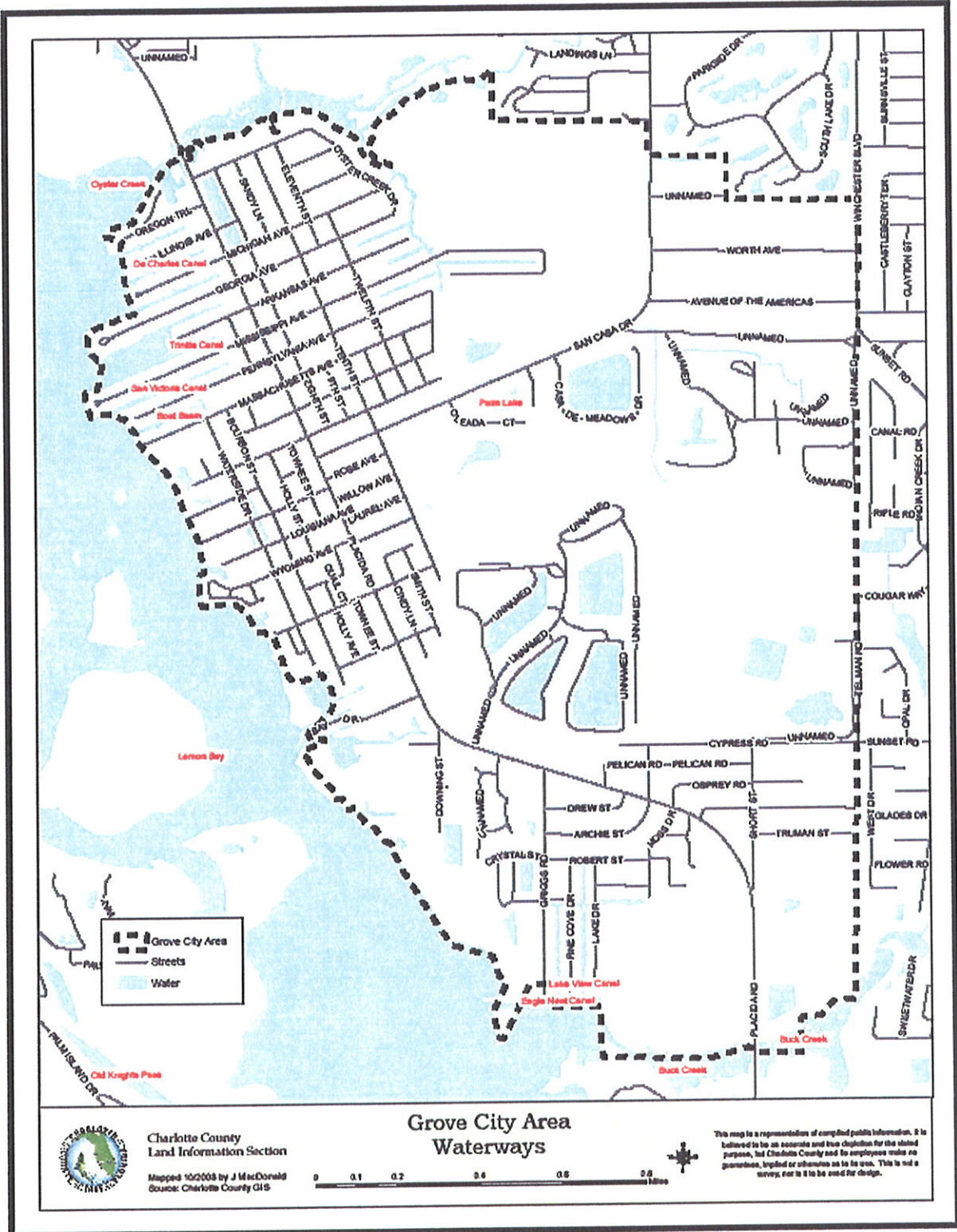


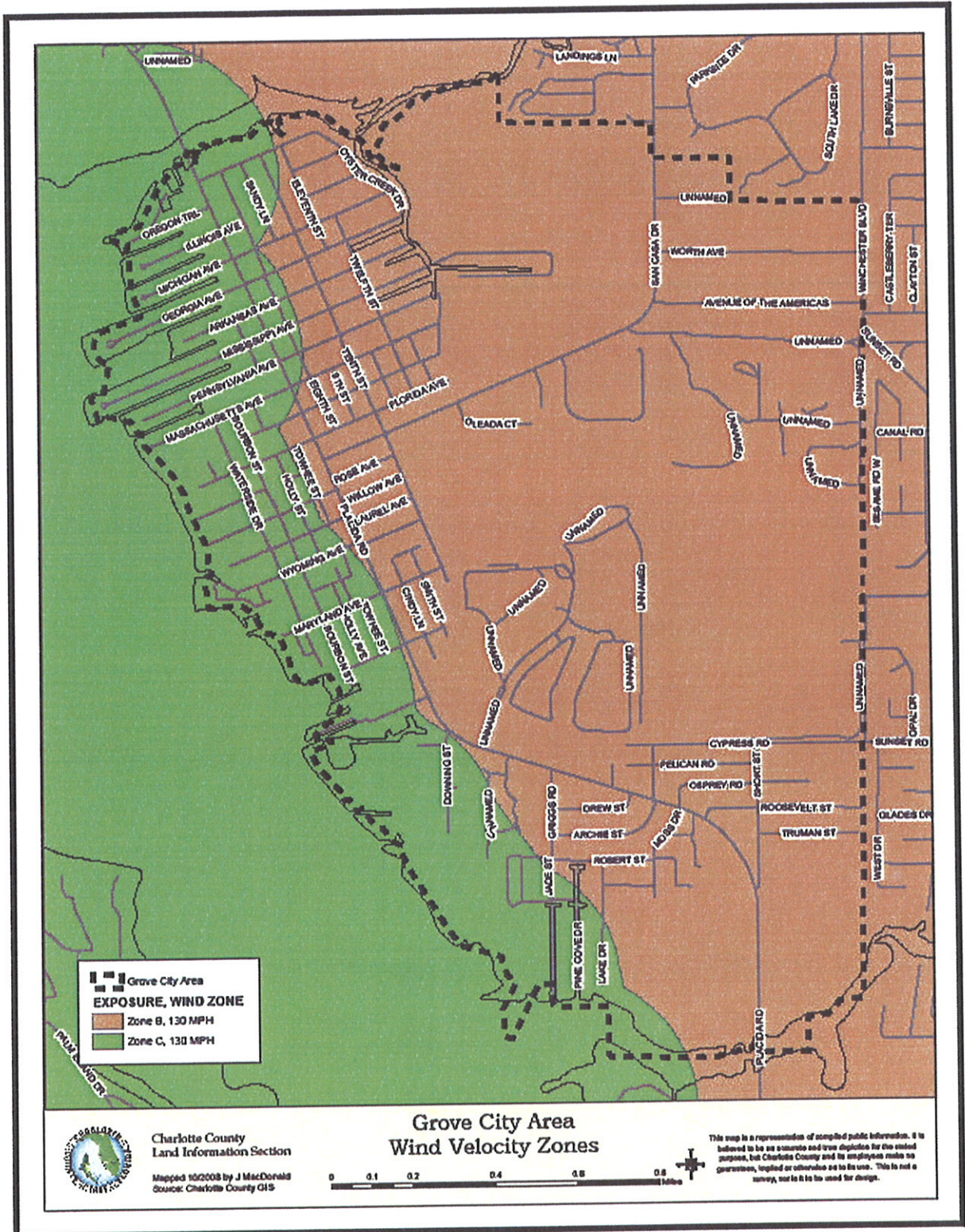


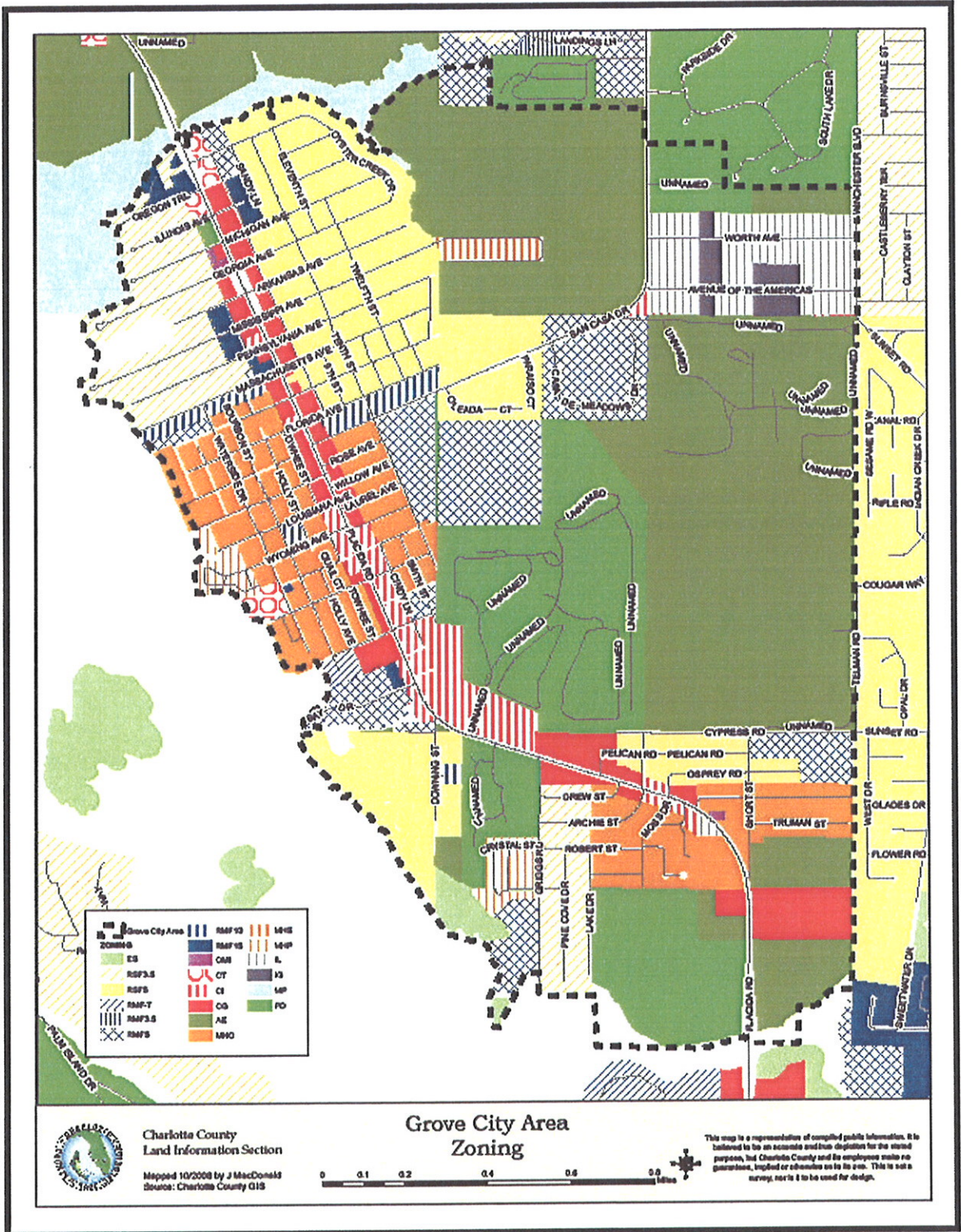












Additional information regarding the Grove City community and the Grove City community planning effort is available via the affiliated websites and upon request to the Charlotte County Growth Management Department.

<http://www.charlottecountyfl.com/GrowthManagement/PlanningZoning/GroveCity/planning/>

Growth Management

Charlotte County Administrative Complex
18500 Murdock Circle, Building B
Port Charlotte, FL 33948
growthmanagement@charlottefl.com

Main Number: 941.764.4903

Fax Number: 941.743.1228

RESOLUTION
NUMBER 2009 - 145

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, ESTABLISHING THE GROVE CITY ADVISORY BOARD; PROVIDING FOR ITS FUNCTIONS, POWERS, AND DUTIES; PROVIDING FOR MEMBERSHIP, APPOINTMENT, AND REMOVAL; PROVIDING FOR OFFICERS, QUORUM, AND RULES OF PROCEDURE; PROVIDING FOR COMPLIANCE WITH APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Board of County Commissioners of Charlotte County, Florida (hereinafter "Board") encourages the development of community plans for unincorporated areas of the County in order to create a sense of community, to increase levels of infrastructure and services, to develop planning initiatives, and to determine appropriate and equitable sources of funds to implement planning initiatives; and

WHEREAS, Objective 2.9, Policy 2.9.1, and other goals, objectives and policies of the 1997-2010 Charlotte County Comprehensive Plan, encourage communities to redesign their platted subdivisions to better address environmental issues, transportation problems, housing density, schools, parks, to create opportunities for well-sited commerce, to reduce urban sprawl, and to promote sustainable growth and development; and

WHEREAS, at the request of residents of the Grove City area (hereinafter "Grove City Community"), the Board directed the then "Community Development Department" (hereinafter "Growth Management Department") to provide a staff liaison to the Grove City Community; and

WHEREAS, the staff undertook a planning effort that included citizen participation at advertised public meetings to discuss issues regarding the Grove City Community; and

WHEREAS, as a result of the planning efforts, the staff with the support of the Grove City Planning Committee prepared a document entitled "Grove City Community Plan" which was presented to and accepted by the Board on February 17, 2009 (hereinafter "Grove City Community Plan"); and

WHEREAS, to ensure and provide oversight of the implementation of the Grove City Community Plan, the Board desires to create a citizens' advisory board comprised of residents and landowners of the Grove City Community;

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Charlotte County, Florida, that:

IMAGED

2-20-09
AP

1. Advisory Board established. There is hereby established the Grove City Advisory Board (hereinafter "Advisory Board").

2. Functions, powers and duties of the Advisory Board. The functions, powers and duties of the Advisory Board shall be as follows:

a. Evaluate and prioritize the goals and policies laid out in the Grove City Community Plan for implementation.

b. Make recommendations to the Board regarding implementation of the Grove City Community Plan.

c. Make recommendations to the Board regarding management of growth within the Grove City Community.

d. Make recommendations to the Board regarding the reduction of negative impacts on water quality within the Grove City Community and in Lemon Bay, on adequacy and safety of the transportation network, on the ability of residents to safely enjoy healthy outdoor exercise, and on relief from urbanization gained through a system of open spaces and recreational areas.

e. Perform any other duties assigned by the Board.

3. Membership.

a. The Advisory Board shall consist of five (5) members appointed by the Board.

b. The Advisory Board shall consist of a mixture of stakeholders. At minimum one (1) member shall represent the commercial interests of Grove City, one (1) member the multi-family interests, and one (1) member shall be a professional in one of the following fields: architecture, engineering, landscape architecture, planning or similar. Preference shall be given to a commercial representative with an existing commercial business and multi-family representative with existing residences within the community. If the Board does not receive volunteers representing the aforementioned criteria, they may opt to fill the position with another willing applicant.

c. Members of the Advisory Board shall serve without compensation and at the pleasure of the Board. All members shall either reside in or own property within the boundaries of the Grove City Community planning area as depicted on Exhibit "A" which is attached hereto and by this reference made a part hereof. All members shall be able to devote the time necessary to participate in the activities of the Advisory Board.

d. Members shall be appointed to serve a term of three (3) years. Members shall be eligible for reappointment.

4. Advisory Board Membership Responsibilities.

a. Advisory Board members understand that they have chosen to serve in carrying forth the intent and implementation activities set forth in the Grove City Community Plan.

b. Advisory Board members may be required to work on one of several areas of interest and/or serve as an advisory board liaison between other organizations, officials, or stakeholder groups.

c. Advisory Board members shall respect and further the general intention of the community plan. The Advisory Board shall not serve as a forum for personal agendas. The Advisory Board is responsible and must make every effort to be responsive to the community.

5. Removal from Advisory Board; failure to attend meetings.

a. Any member of the Advisory Board may be removed from the Advisory Board, with or without cause, by a majority vote of the Board.

b. In the event that any Advisory Board member is absent from three (3) consecutive Advisory Board meetings without a satisfactory excuse acceptable to the Advisory Board chairman, the Advisory Board chairman shall state such fact at the next regularly scheduled Advisory Board meeting and shall thereafter notify, in writing, the chairman of the Board of the member's failure to attend without satisfactory excuse. The Board shall review the Advisory Board chairman's notification at a county commission meeting and may declare the Advisory Board member's position to be vacant if the Board concurs that the Advisory Board member was absent from three (3) consecutive Advisory Board meetings without a satisfactory excuse and shall promptly fill the vacant position. The Advisory Board member shall not serve at any meetings after his or her position is declared vacant.

c. If any member of the Advisory Board is absent for more than one-third of the Advisory Board's meetings in a given fiscal year, it shall be deemed that the member has tendered his/her resignation from the Advisory Board. The Board shall, as soon as practicable after such resignation, declare the position to be vacant and shall promptly act to fill the vacancy. The Advisory Board member shall not serve at any meetings after his or her position is declared vacant.

6. Officers, quorum, and rules of procedure.

a. At the first meeting, and annually thereafter, the membership of the Advisory Board shall elect a chair, vice chair, and secretary from among the members. Officers' terms shall be for one (1) year, with eligibility for re-election.

b. The presence of three (3) or more Advisory Board members shall constitute a quorum of the Advisory Board necessary to take action and transact business. In addition, once quorum requirements have been met, an affirmative vote of the majority of the Advisory Board members present at a meeting shall be necessary in order to take official action. A tie vote shall not be considered an affirmative vote.

c. The Advisory Board may, by a majority vote of the entire membership of the Advisory Board, adopt rules of procedure or by-laws for the transaction of business. The Advisory Board shall keep a written record of meetings, actions, findings and recommendations. Copies of all Advisory Board minutes, actions, reports, findings and recommendations shall be submitted to the Board.

d. Meetings of the Advisory Board shall be conducted pursuant to Roberts Rules of Order. In the event that Roberts Rules of Order conflict with the provisions of this resolution or any bylaws of the Advisory Board, the precedence of the governing documents shall be: 1) this resolution; 2) the bylaws of the Advisory Board (if any); and 3) Roberts Rules of Order.

7. Compliance with Applicable Laws.

a. The Advisory Board's activities shall be consistent with federal and state laws and regulations.

b. All meetings of the Advisory Board will be open to the public and subject to the applicable provisions of the Florida open meetings ("Sunshine") laws, Section 286.011, Florida Statutes.

c. The records of the Advisory Board shall also be subject to the applicable provisions of the Florida Public Records Law, Chapter 119, Florida Statutes.

d. The members of the Advisory Board shall be subject to the applicable provisions of the Code of Ethics for Public Officers and Employees, Chapter 112, Part 111, Florida Statutes.

8. Duties of the County Administrator or designee for the Advisory Board. The duties of the County Administrator or his/her designee for the Advisory Board shall be:

a. To administer the activities of the Advisory Board in accordance with the policies of the Advisory Board and this resolution.

b. To provide periodic written reports to the Board on the activities of the Advisory Board.

c. To provide any additional technical or administrative support as deemed appropriate by the County Administrator.

9. Sunset Clause. Three (3) years after the date of adoption of this resolution, the Board shall review the activities of the Advisory Board to determine whether the Advisory Board still serves a necessary function and should continue in existence.

10. Effective Date. This resolution shall take effect immediately upon adoption by the Board of County Commissioners of Charlotte County, Florida.

PASSED AND DULY ADOPTED THIS 17th DAY OF February, 2009.

BOARD OF COUNTY COMMISSIONERS OF
CHARLOTTE COUNTY, FLORIDA

By: Patricia M. Duffy
Patricia M. Duffy, Chair

ATTEST

Barbara T. Scott, Clerk
Of the Circuit Court and
Ex-Officio Clerk to the
Board of County Commissioners

By: Anne L. Pahlke
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton
Janette S. Knowlton, County Attorney

RB
LR2008-760