

these greenfield areas should be on a scale and pattern consistent with the established vision for the City.

*Annex areas to create a more cohesive economic and social unit*

The City of Punta Gorda has a fragmented eastern boundary that confuses the general public and development community and increases City and County costs for the provision of public services. Annexations that serve to “smooth” this boundary and further the vision of the City will be pursued. The primary challenge will be balancing the short-term costs associated with annexation with the long-term cost avoidances associated with more contiguous municipal boundaries. A long term assessment of proposed annexations is essential as short term inefficiencies may be increased due to the timing, location, and configuration of annexations. As long as annexations are consistent with the long term vision outlined in the Comprehensive Plan, these annexations will be aggressively pursued.

*Establishing greater residential densities more consistent with the development of a less auto-centric City*

The successful implementation of an Alternative Transportation Concurrency strategy will require a pattern of development that is less auto-centric. A less auto-centric pattern of development will require walkable streets, comfortable bikeways, and transit services. This less auto oriented transportation network implies a pattern of development that is more integrated and interconnected, smaller blocks, few cul-de-sacs, and more mixed-use development. In order to make walkable streets and transit economically feasible, commercial will need to be built at greater intensities accompanied by higher residential densities. Currently the City has commercial and industrial intensities that are more urban in scale than the surrounding unincorporated County and more in-line with our regionally neighboring Cities of Fort Myers, Naples, and Sarasota. However, our residential densities are more aligned with the unincorporated County. Commercial development is dependent on residential development therefore aligning residential



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