

2016 Executive Annexation Summary Report

- Based off the 1988 to 2007
Annexation Study



TABLE OF CONTENTS

CONTENTS

INTRODUCTION.....	3
TABLE #1 - CHANGES TO FUTURE LAND USE FROM 1988 TO 2007; RESIDENTIAL DENSITY AND COMMERCIAL INTENSITY	4
MAP - FUTURE LAND USE CHANGES FROM 1988 TO 2007	9
ANNEXATION AREAS	10
TABLE #2 - ANNEXATION AREA RANKING CRITERIA.....	11
TABLE #3 - STRATEGIC PLAN FOCUS AREA – POTENTIAL ANNEXATION	13
MAP - CITY OF PUNTA GORDA ANNEXATION STUDY AREA.....	14
US 41 COMMERCIAL ENCLAVES:.....	15
US 17 CORRIDOR WEST	20
TABLE #4 - POPULATION & HOUSING CHARACTERISTICS – US 17 CORRIDOR WEST	20
CHARLOTTE PARK NORTH	21
TABLE #5 - POPULATION & HOUSING CHARACTERISTICS – CHARLOTTE PARK NORTH	21
CHARLOTTE PARK SOUTH	22
TABLE #6 - POPULATION & HOUSING CHARACTERISTICS – CHARLOTTE PARK SOUTH	22
BURNT STORE ROAD/US 41	24
TABLE #7 - POPULATION & HOUSING CHARACTERISTICS – BURNT STORE ROAD / US41	24

BURNT STORE ENCLAVES	24
EDISON COLLAGE AREA.....	26
TABLE #8 - POPULATION & HOUSING CHARACTERISTICS –EDISON COLLEGE AREA	26
ENVIRONMENTAL ENCLAVES	27
TAYLOR ROAD CORRIDOR	28
TABLE #9 - POPULATION & HOUSING CHARACTERISTICS – TAYLOR ROAD CORRIDOR	28
JONES LOOP.....	29
TABLE #10 - POPULATION & HOUSING CHARACTERISTICS –JONES LOOP	29
US 17 CORRIDOR EAST	30
TABLE #11 - POPULATION & HOUSING CHARACTERISTICS US 17 CORRIDOR EAST	30
WEST BURNT STORE ROAD.....	31
TABLE #12 - POPULATION & HOUSING CHARACTERISTICS –WEST BURNT STORE ROAD	31
AIRPORT AREA	32
TABLE #13 - POPULATION & HOUSING CHARACTERISTICS –AIRPORT AREA	32
EAST BURNT STORE ROAD	33
TABLE #14 - POPULATION & HOUSING CHARACTERISTICS –EAST BURNT STORE ROAD.....	33
FUTURE OF ANNEXATIONS.....	34

INTRODUCTION

Understanding the City's historic and past development patterns assists the staff in developing strategies that combine the waterfront attribute with sound urban development strategies. Compact and contiguous growth patterns need to be employed to assist the City in growing and developing into a viable economic center. Most of the City's coastal platting occurred prior to any serious consideration of planning. A complete list of the changes that have occurred in the City since the 1997 Comprehensive Plan was implemented is identified in the following Table and illustrated on Map 1. The City's Land Development Regulations (LDR's) rewritten in 2005, support growth management strategies promoting compact and contiguous growth centered around the City's greatest natural resource, Charlotte Harbor, and current infrastructure. The local economy is largely built on the direct and indirect economic impacts derived from this resource.



TABLE #1 - CHANGES TO FUTURE LAND USE FROM 1988 TO 2007; RESIDENTIAL DENSITY AND COMMERCIAL INTENSITY

Annexation / Ordinance	1997 Land Use Category	Residential Density			Commercial Intensity		Residential Density			Commercial Intensity
		Acres	Max Units Per Acre Allowed	Total Units Allowed	Types	2007 Land Use Category	Max Units Per Acre Allowed	Max Units Per Acre Allowed	Total Change in Number of Units Allowed	Types
AX-01-98 / 1234-99	County: High Density Residential	41.20	0.0	0.00	Limited to potentially compatible uses	High Density Residential	15.0	617.94	617.94	Limited to potentially compatible uses
AX-02-98 / 1242-99	County: Commercial Corridor	1.65	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Commercial	0.0	0.00	0.00	All Office and Retail type uses
N/A / 1245.99	Commercial	9.08	0.0	0.00	All Office and Retail type uses	High Density Residential	15.0	136.13	136.13	Limited to potentially compatible uses
AX-03-98 / 1258-99	County: Low Density Residential	14.67	0.0	0.00	Limited to potentially compatible uses	Low Density Residential	5.0	73.34	73.34	Limited to potentially compatible uses

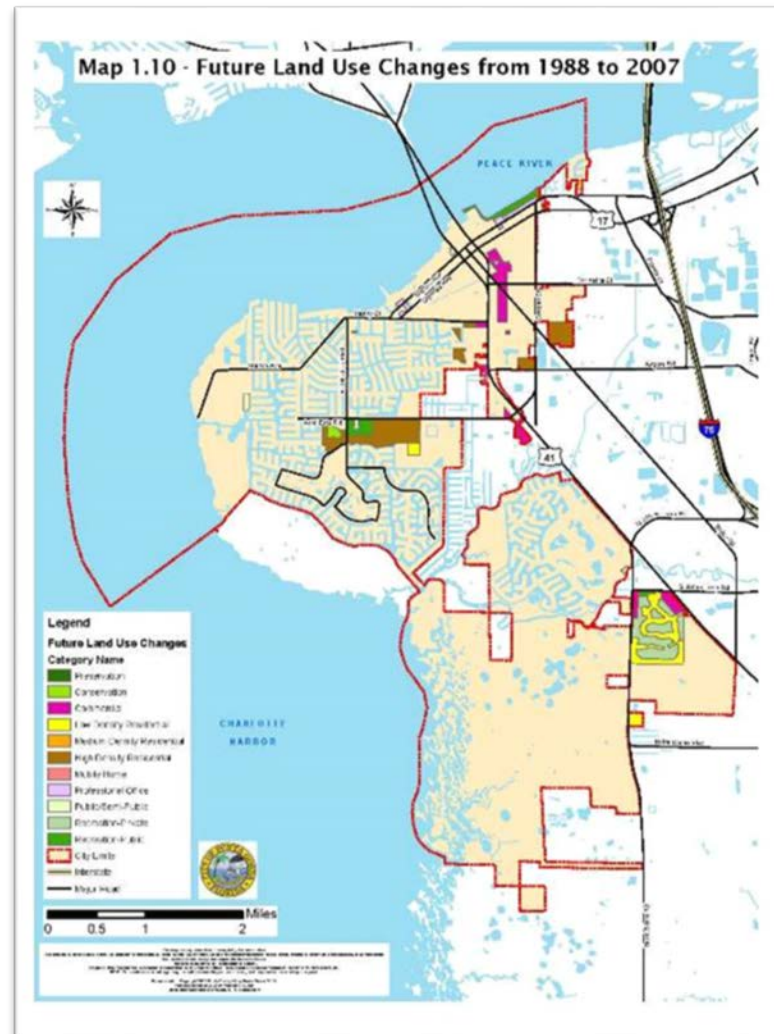
N/A / 1266-00	High Density Residential	1.80	15.0	26.97	Limited to potentially compatible uses	Professional Office	0.0	0.00	-26.97	Limited to Office and Institutional uses
AX-01-00 / 1282-00	County: Commercial Corridor	2.26	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Commercial	0.0	0.00	0.00	All Office and Retail type uses
AX-01-01 / 1232-02	County: Commercial Corridor	3.48	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Commercial	0.0	0.00	0.00	All Office and Retail type uses
N/A / 1333-02	Medium Density Residential	0.88	10.0	8.85	Limited to potentially compatible uses	Commercial	10.0	8.85	0.00	All Office and Retail type uses
AX-01-02 / 1337-02	County: Commercial Corridor	5.10	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Public/Semi-Public	0.0	0.00	0.00	Limited to those uses in the public interest
AX-01-03 /	County: High	3.29	0.0	0.00	Limited to	High Density	15.0	49.42	49.42	Limited to

1353-03	Density Residential				potentially compatible uses	Residential				potentially compatible uses
AX-02-03 / 1356-03	County: Commercial Corridor	2.18	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Professional Office	0.0	0.00	0.00	Limited to Office and Institutional uses
AX-03-03 / 1365-03	County: Commercial Corridor & Low Density Residential	12.36	0.0	0.00	and Limited to potentially compatible uses	Commercial	0.0	0.00	0.00	All Office and Retail type uses
AX-01-04 / 1376-04	County: Low Density Residential	10.15	0.0	0.00	Limited to potentially compatible uses	Low Density Residential	5.0	50.76	50.76	Limited to potentially compatible uses
AX-02-04 / 1397-04	County: Low Density Residential	0.33	0.0	0.00	Limited to potentially compatible uses	Commercial	0.0	0.00	0.00	All Office and Retail type uses
AX-01-06 / 1434-06	County: Commercial Corridor	1.77	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Professional Office	0.0	0.00	0.00	Limited to Office and Institutional uses

AX-01-06 / 1496-07	County: Low Density Residential	14.59	0.0	0.00	Limited to potentially compatible uses	High Density Residential	15.0	218.82	218.82	Limited to potentially compatible uses
N/A	Mobile Home	4.74	8.0	37.93	Limited to services associated with RV Parks	Commercial	0.0	0.00	-37.93	
N/A	Low Density Residential	9.66	5.0	48.31	Limited to potentially compatible uses	Recreation-Private	5.0	48.31	0.00	Limited to those commercial interests in service of recreational uses
N/A	Low Density Residential	8.59	5.0	42.96	Limited to potentially compatible uses	Recreation-Private	5.0	42.96	0.00	Limited to those commercial interests in service of recreational uses
N/A	Low Density Residential	4.59	5.0	22.94	Limited to potentially compatible uses	Commercial	5.0	22.94	0.00	All Office and Retail type uses
N/A	Commercial	2.33	0.0	0.00	All Office and Retail type uses	Public/Semi-Public	0.0	0.00	0.00	Limited to those uses in the public interest

N/A	Mobile Home	4.88	8.0	39.06	Limited to services associated with RV Parks	High Density Residential	15.0	73.23	34.18	Limited to potentially compatible uses
N/A	Preservation	6.25	0.0	0.00	Limited to those uses in support of recreational and preservation purposes	Public/Semi-Public	0.0	0.00	0.00	Limited to those uses in the public interest
N/A	High Density Residential	9.94	15.0	149.14	Limited to potentially compatible uses	Conservation	0.1	0.99	-148.14	None
N/A	Low Density Residential	5.49	5.0	27.47	Limited to potentially compatible uses	Recreation-Private	5.0	27.47	0.00	Limited to those commercial interests in service of recreational uses
N/A	Low Density Residential	16.56	5.0	82.81	Limited to potentially compatible uses	Recreation-Private	0.0	0.00	-82.81	Limited to those commercial interests in service of recreational uses
Totals	197.85			486.44			1,371.18	884.74		

MAP - FUTURE LAND USE CHANGES FROM 1988 TO 2007



ANNEXATION AREAS

While the City of Punta Gorda has been primarily focused on development and redevelopment within the existing City Limits, as the community matures and approaches build-out annexations will become an increasingly important to continued economic viability. In order to better understand the cost and benefits of annexations, City Council, in 2006, requested that the City Staff study areas of likely annexation resulting in this *Annexation Study*.

This *Annexation Study* identified fourteen (14) areas for annexation and defined the criteria to be used for consideration. Table #2 - Annexation Area Ranking Criteria defines the criteria used to review each proposed area. Each area was then listed and given a score for each of the criteria based on staff knowledge and data from various relevant sources. Details for each Potential Annexation area are identified in Table #3 - Strategic Plan Focus Area - Potential Annexation. State requirements regarding annexations and community specific goals for annexations were also taken into account.

The areas, identified on the City of Punta Gorda Annexation Study Area Map (see below), fell into two (2) generalized categories:

- areas to be further considered for annexation; and
- those not eligible for annexation at this time

The areas not eligible for annexation at this time include various challenges including enclave creation, non-contiguous nature, or outside of existing Utility Service Area, that would prohibit annexation at present. The areas for further consideration included many enclaves/de facto enclaves, as well as adjacent areas that have high economic development and residential growth potential. An analysis of the areas and the potential impacts are discussed below.

TABLE #2 - ANNEXATION AREA RANKING CRITERIA

Ranking Criteria	Description	Point Scale
1. Projected Density	This category addresses the density of developed parcels within a proposed annexation area. Areas scoring below a three (3) in most cases will not meet statutory thresholds for percent developed [unless an enclave] and will have to be a future annexation proposal.	1 - Sparsely developed; 5 - Dense development
2. Average Land Value and Land Uses	This category addresses the financial viability of expansion into an area and is based on the landowners' ability and willingness to pay for annexation-related expenses [i.e., utility expansion, other infrastructure needs, and taxes] and the costs to provide City services compared to revenues received.	1 - Low revenues and high costs; 10 - High revenues and low costs.
3. Rate of Growth	This category addresses the projected population growth rate within each annexation area and the City's desire to influence future development in areas that impact the City.	1 - Low expected growth; 5 - High expected growth
4. Locations of City Utilities	This category addresses the location of the annexation area in relation to areas already served by the City's utility system. A higher priority is based on the shortest distance from the boundary of each of the existing utility service areas to the boundary of the annexation area.	1 - Lengthy extensions; 10 - Short extensions
5. Surface Water Resources Effect	This category addresses the continued septic tank usage within an annexation area and its effect on the surrounding environment, especially surface water bodies.	1 - Low impact from continued use; 15 - High impact from continued use

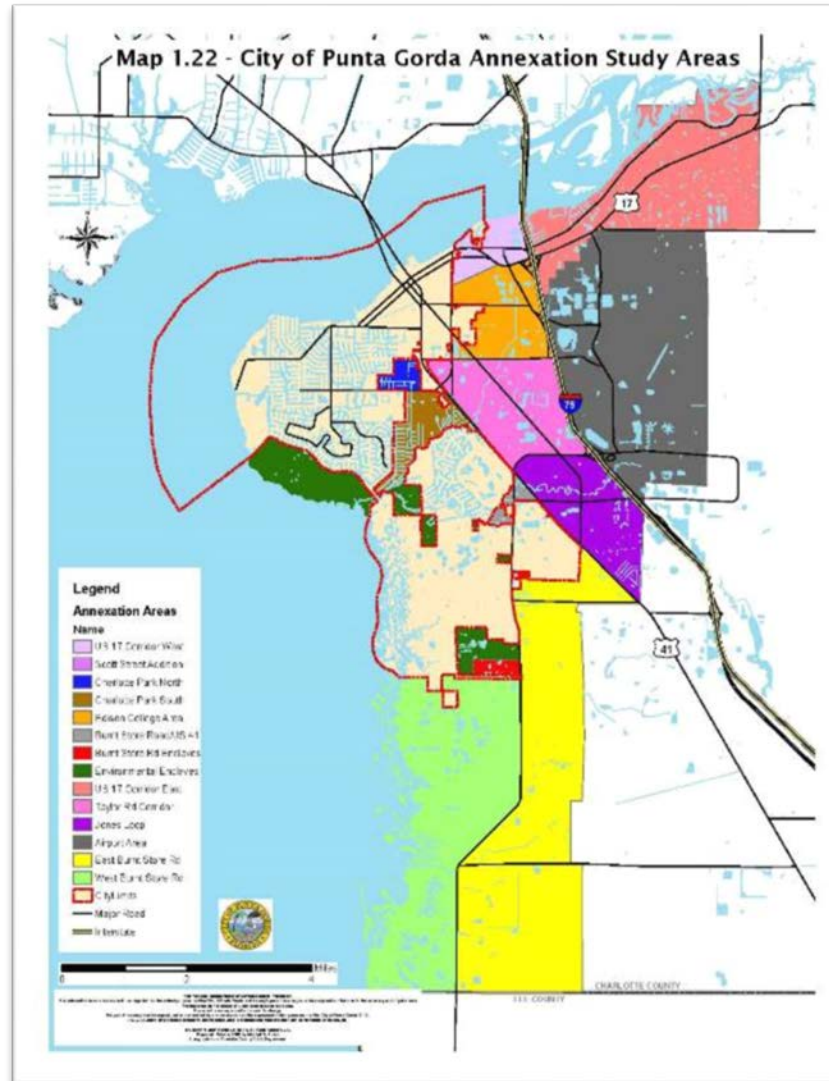
6. Economic Development	This category addresses the City's desire to encourage commercial development and the need to provide public services to these land use types. Higher priority will be placed on those areas that provide the greatest return of investment.	1 - Non-commercial use; 5 - Mix of use; 10- Commercial use
7. Existing Utility Availability	This category addresses the City's goal of providing a complete utility system to its customers. Priority will be given to those areas presently served by water and/or sewer.	1 - Not served; 10 - Water or sewer; 20 - Both water and sewer
8. Planned Capital Improvements	This category addresses the City's desire to provide a coordinated capital improvement program to the greatest extent possible and provide the infrastructure necessary to serve the annexation area.	1 - Unplanned improvement; 3 - Unfunded but need improvement; 5 - Planned and funded improvement
9. Enclaves	This category identifies enclave areas surrounded by the City's boundaries.	1 - Not an enclave; 8 - Potential enclave; 15 - Enclave
10. Workforce and/or Affordable Housing	This category addresses the need for affordable and/or workforce housing to support the expanding labor needs in the City.	1 - Infeasible and undesirable area for workforce housing; 3 - Feasible or desirable area for workforce housing; 5 - Desirable and feasible location for workforce housing

TABLE #3 - STRATEGIC PLAN FOCUS AREA - POTENTIAL ANNEXATION

ANNEXATION PLAN OF 2006	Projected density	Average land value and land uses	Rate of growth	Location to City services	Surface water resources effect	Economic development	Existing utility availability	Planned Capital Improvement	Enclaves	Workforce and/or affordable housing	TOTALS
US 41 Commercial Enclave	5	7	3	7	15	5	12	4	15	3	76
US 17 Corridor West	5	7	5	7	15	10	8	4	10	5	76
Charlotte Park North	5	7	3	7	15	5	8	3	15	3	71
Charlotte Park South	5	7	3	7	15	5	8	3	15	3	71
Burnt Store Road / US 41	4	2	4	7	15	2	16	2	15	3	70
Burnt Store Road Enclaves	2	5	5	2	10	2	16	2	15	2	61
Edison College Area	3	7	4	6	5	10	8	3	5	5	56
Environmental Enclaves	2	5	2	2	15	2	4	2	15	2	51
Taylor Road Corridor	3	5	5	6	5	10	8	2	1	5	50
Jones Loop	3	10	5	5	5	10	8	1	1	2	50
US 17 Corridor East	2	2	5	2	5	10	8	5	1	5	45
West Burnt Store Road	1	2	5	2	15	10	4	3	1	5	48
Airport Area	2	2	5	2	5	10	8	5	1	5	45
East Burnt Store Road	1	2	5	2	10	10	4	3	1	5	43

Source: 2006 Annexation Report

MAP - CITY OF PUNTA GORDA ANNEXATION STUDY AREA



US 41 COMMERCIAL ENCLAVES:

Completely surrounded by the City of Punta Gorda, this area is an extension of the downtown area of the City. Most of the area is built with a small amount of vacant land. The area already receives Water and Wastewater service from the City of Punta Gorda. Ranked first (1st) out of the fourteen (14) areas by the City, recommended for annexation in 2006. With the exception of a single parcel the entirety of the US 41 Commercial Enclave has been annexed into the City.

ADVANTAGES:

Within the Utility Service Area
Eliminates an enclave
Good potential for increased value
Annexation would provide more efficient services,
Growth not significant

DISADVANTAGES:

N/A

US 17 CORRIDOR WEST

This area is adjacent to the City and also provides the main arterial connection between the City center and I-75. The area is currently served by the utility system of the City of Punta Gorda and a portion along the river has recently been annexed. It is likely that this area will be further divided with a portion potentially annexing soon and the other waiting until more development occurs. The lack of roads and other services will hinder development. However, the location near the river should make the area too valuable to be vacant. Ranked second (2nd) out of the fourteen (14) areas by the City, recommended for annexation in 2006. Since, 2006 there has been little interest in voluntary annexation in this area.

ADVANTAGES:

- Within the Utility Service Area
- Allows for development
- Good potential for increased value

- Annexation would provide more efficient services
- Controls transportation access into the City

DISADVANTAGES:

- Widespread growth not eminent

TABLE #4 - POPULATION & HOUSING CHARACTERISTICS - US 17 CORRIDOR WEST

Population	2006	2010	2020	2030
Total Population	557	604	1,118	1,377
Housing				
Residential Units*	346	376	694	855
Occupied Units	271	294	544	670

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

CHARLOTTE PARK NORTH

This area is bordered on three sides by the City of Punta Gorda and by Charlotte Park South on the fourth. The area is entirely residential and almost completely developed. Charlotte Park North is part of the area that was under consideration for annexation in 2000. Recent communications suggest that this area may now be receptive to annexation. Ranked third (3rd) out of the fourteen (14) areas by the City, recommended for annexation in 2006. Since, 2006 there has been little interest in voluntary annexation in this area.

ADVANTAGES:

Within the Utility Service Area

Eliminates an enclave

Good potential for increased value

Annexation would provide more efficient services,
Growth not significant

DISADVANTAGES:

Growth not significant

TABLE #5 - POPULATION & HOUSING CHARACTERISTICS - CHARLOTTE PARK NORTH

Population	2006	2010	2020	2030
Total Population	561	652	901	1,062
Housing				
Residential Units*	293	341	471	554
Occupied Units	251	292	403	475

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

* Includes Single, Multi and Mobile Home Units

CHARLOTTE PARK SOUTH

This area is bordered on three sides by the City of Punta Gorda and with access to US 41. The area is primarily residential and substantially developed. Charlotte Park South is part of the area that was under consideration for annexation in 2000. Recent communications suggest that this area may now be receptive to annexation. Ranked fourth (4th) out of the fourteen (14) areas by the City, recommended for annexation in 2006. Since, 2006 there has been little interest in voluntary annexation in this area.

ADVANTAGES:

- Within the Utility Service Area
- Eliminates an enclave
- Good potential for increased value
- Annexation would provide more efficient services,
- Growth not significant

DISADVANTAGES:

- Growth not significant

TABLE #6 - POPULATION & HOUSING CHARACTERISTICS - CHARLOTTE PARK SOUTH

Population	2006	2010	2020	2030
Total Population	1,812	1,931	2,064	2,162
Housing				
Residential Units*	1,319	1,377	1,502	1,547
Occupied Units	993	1,066	1,131	1,185

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

BURNT STORE ROAD/US 41

Surrounded on three sides by the City of Punta Gorda with access to US 41. The existing development is low density with some commercial along the US 41 corridor. The area received utility services from the City of Punta Gorda. Ranked fifth (5th) out of the fourteen (14) areas by the City, recommended for annexation at in 2006. Since, 2006 there has been significant interest in voluntary annexation in this area.

ADVANTAGES:

- Within the Utility Service Area
- Eliminates an enclave
- Good potential for increased value

Annexation would provide more efficient services,
Growth not significant

DISADVANTAGES:

- Distance from City services
- Growth not significant

TABLE #7 - POPULATION & HOUSING CHARACTERISTICS - BURNT STORE ROAD / US41

Population	2006	2010	2020	2030
Total Population	812	870	932	932
Housing				
Residential Units*	626	660	659	659
Occupied Units	452	484	483	483

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

* Includes Single, Multi and Mobile Home Units

BURNT STORE ENCLAVES

Consisting of two sections, the northern parcel is located east of US 41 near Cuneo Road and is bordered on three sides by the City of Punta Gorda by residential development.

The southern parcels are bordered on one side by the City of Punta Gorda and have access to US 41. The area has potential for some development with low density residential and commercial along US 41. The area is within the service area of the City of Punta Gorda Utility System. Ranked sixth (6th) out of the fourteen (14) areas by the City, recommended for annexation in 2006. Since, 2006 there has been little interest in voluntary annexation in this area. .

ADVANTAGES:

- Within the Utility Service Area
- Eliminates an enclave
- Good potential for increased value

DISADVANTAGES:

- Distance from City services
- Growth not significant

EDISON COLLAGE AREA

This area is located adjacent to the center of the City of Punta Gorda and is on the west side of the I-75 Corridor. The designation of the area is due to the potential for the location of a campus of Edison College within the boundaries. Some preliminary discussions have occurred between the representatives of the College and the City. Although no decision on the location of the campus at this site has occurred, the prospects are encouraging. The location of the College will lead to significant growth in the area and also provide an employment center. Ranked seventh (7th) out of the fourteen (14) areas by the City, recommended for annexation in 2006. Since, 2006 there has been little interest in voluntary annexation in this area.

ADVANTAGES:

Within the Utility Service Area
 Good potential for increased value

DISADVANTAGES:

Uncertainty over the location of the College Campus

TABLE #8 - POPULATION & HOUSING CHARACTERISTICS -EDISON COLLEGE AREA

Population	2006	2010	2020	2030
Total Population	988	1,002	2,421	3,134
Housing				
Residential Units*	513	522	1,257	1,627
Occupied Units	437	445	1,071	1,386

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

ENVIRONMENTAL ENCLAVES

There are six (6) parcels completely surrounded by the City of Punta Gorda. All of these areas are environmentally sensitive and concern over the impact of development in the general area exists. Due to the nature of the areas, there is no development expected on the sites. Ranked eighth (8th) out of the fourteen (14) areas by the City, recommended for annexation in 2006. Since, 2006 most of this area has been annexed in the City.

ADVANTAGES:

Punta Gorda would insure that the areas are protected.

Providing services such as Emergency Response would be more manageable.

Other services would likely be minimal.

Eliminates enclaves.

DISADVANTAGES:

No tax base for the areas

Need for annexation to provide services for development does not exist

TAYLOR ROAD CORRIDOR

The inclusion of this area adds the potential for an employment center with some of the industrial and commercial uses. Annexation also allows for better planning along the US 41 Corridor. The area is within the Utility Service Area of the City and other City services are within a reasonable distance to the areas. Ranked ninth (9th) out of the fourteen (14) areas by the City, not recommended for annexation in 2006. Since, 2006 there has been little interest in voluntary annexation in this area.

ADVANTAGES:

- Within the Utility Service Area
- Good potential for increased value
- Significant potential for economic development and employment centers

DISADVANTAGES:

- Significant expansion of City services required
- Significant Capital Improvements required

TABLE #9 - POPULATION & HOUSING CHARACTERISTICS - TAYLOR ROAD CORRIDOR

Population	2006	2010	2020	2030
Total Population	459	464	661	741
Housing				
Residential Units*	245	249	353	395
Occupied Units	205	208	295	331

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

JONES LOOP

The inclusion of this area adds the potential for an employment center with some of the industrial and commercial uses. The residential uses to the southern end of the area would assist with the housing stock in the City. Annexation also allows for better planning along the US 41 Corridor. The area is within the Utility Service Area of the City and other City services are within a reasonable distance to the areas. Ranked tenth (10th) out of the fourteen (14) areas by the City, not recommended for annexation in 2006. Since, 2006 there has been significant interest in voluntary annexation. Passed and adopted on August 10, 2014, the City and Charlotte County entered into an Interlocal Service Boundary Agreement and Joint Planning Agreement Establishing the “Loop Municipal Service Area” which permitted the properties known as “the Loop” to be annexed into the City. The Loop totals approximately 205 acres. The annexation of this property has raised interest in adjoining property owners in annexation and more voluntary annexations are anticipated.

ADVANTAGES:

- Within the Utility Service Area
- Good potential for increased value
- Significant potential for economic development and employment centers

DISADVANTAGES:

- Significant expansion of City services required
- Significant Capital Improvements required

TABLE #10 - POPULATION & HOUSING CHARACTERISTICS –JONES LOOP

Population	2006	2010	2020	2030
Total Population	1,884	2,140	2,248	2,248
Housing				
Residential Units*	1,048	1,206	1,251	1,251
Occupied Units	848	976	1,012	1,012

Source: 2007 City of Punta Gorda’s Demographic & Housing Characteristics 2006-2030 by PMG Associates

* Includes Single, Multi and Mobile Home Units

US 17 CORRIDOR EAST

This area is located on the eastern side of I-75, away from City services. The area is within the Utility Service Area and the City will provide water and wastewater services to all sites. Much of the area will develop as commercial along the US 17 Corridor and at the US 17/I-75 interchange. The areas along the river and south of US 17 will likely develop into residential areas. Ranked eleventh (11th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

ADVANTAGES:

- Within the Utility Service Area
- Good potential for increased value

DISADVANTAGES:

- Distance from City is significant

TABLE #11 - POPULATION & HOUSING CHARACTERISTICS US 17 CORRIDOR EAST

Population	2006	2010	2020	2030
Total Population	2,743	2,872	3,952	4,992
Housing				
Residential Units*	1,637	1,732	2,359	2,979
Occupied Units	1,332	1,409	1,919	2,424

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

WEST BURNT STORE ROAD

Extending south of the current City limits, this area ranges between 6 and 12 miles from the center of Punta Gorda. Some development has occurred, however, the area is largely vacant. This area is outside of the ability of the City to offer water and wastewater services. A Master Plan has been completed by Charlotte County for the area with development controls and limits. Ranked twelfth (12th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

ADVANTAGES:

- Good potential for increased value
- Master Planning completed

DISADVANTAGES:

- Significant expansion of City services required
- Outside of Utility Service Area
- Significant Capital Improvements required

TABLE #12 - POPULATION & HOUSING CHARACTERISTICS -WEST BURNT STORE ROAD

Population	2006	2010	2020	2030
Total Population	840	1,039	4,219	5,536
Housing				
Residential Units*	520	649	2,612	3,427
Occupied Units	403	503	2,024	3,427

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

* Includes Single, Multi and Mobile Home Units

AIRPORT AREA

Recent planning efforts by the County have designated virtually this entire area as commercial/industrial. Some residential development has occurred in the northern portion of the area, but it is not substantial. It is unlikely that these residential areas will be eliminated, but they will not expand. Annexation of this area may be decided on more political factors than operational. The County may wish to keep control of the Airport and the surrounded support services. Ranked thirteenth (13th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

ADVANTAGES:

- Within the Utility Service Area
- Good potential for increased value
- Significant potential for economic development and employment centers

DISADVANTAGES:

- Significant expansion of City services required
- Significant Capital Improvements required

TABLE #13 - POPULATION & HOUSING CHARACTERISTICS -AIRPORT AREA

Population	2006	2010	2020	2030
Total Population	1,128	1,282	2,342	3,379
Housing				
Residential Units*	506	586	1,051	1,516
Occupied Units	444	514	922	1,330

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

EAST BURNT STORE ROAD

Extending south of the current City limits, this area ranges between 5.5 and 12 miles from the center of Punta Gorda. Some development has occurred, however, the area is largely vacant. The northern portion of the area is within the Utility Service Area of the City. The bulk of the study area is outside of the ability of the City to offer water and wastewater services. A Master Plan has been completed by Charlotte County for the area with development controls and limits. Ranked fourteenth (14th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

ADVANTAGES:

- Good potential for increased value
- Master Planning completed

DISADVANTAGES:

- Significant expansion of City services required
- Outside of Utility Service Area
- Significant Capital Improvements required

TABLE #14 - POPULATION & HOUSING CHARACTERISTICS -EAST BURNT STORE ROAD

Population	2006	2010	2020	2030
Total Population	1,181	1,375	4,000	6,608
Housing				
Residential Units*	703	828	2,381	3,933
Occupied Units	556	655	1,883	3,111

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates

FUTURE OF ANNEXATIONS

At the time of the Annexation Study it was envisioned that referendum based annexations of the various areas would be pursued based on further study of available data and community will. However, the City of Punta Gorda's policy is to pursue only voluntary annexations on a property by property basis. In this process each individual property can be accessed on its individual merits within the context of the Annexation Study criteria. The overall policy is to examine annexation based on the economic opportunities presented by each individual annexation.