

Laurel Road Assemblage Annexations 22-43AN (East) and 22-44AN (West)

OWNER/APPLICANT: 2001 LAUREL, LLC
AGENTS: JEFFERY BOONE, ESQ., BOONE LAW FIRM
ANNETTE M. BOONE, ESQ., BOONE LAW FIRM

BACKGROUND

- ▶ The following petitions have been applied for under the former Chapter 86 of the Land Development Code.
- ▶ 22-43AN East proposed for Annexation consists of three (3) adjacent parcels approximately **10.95 ± acres**.
- ▶ 22-44AN West proposed for Annexation consists of (2) adjacent parcels approximately totals **12.02 ± acres**.
- ▶ **Total of approximately 22.97 acres**

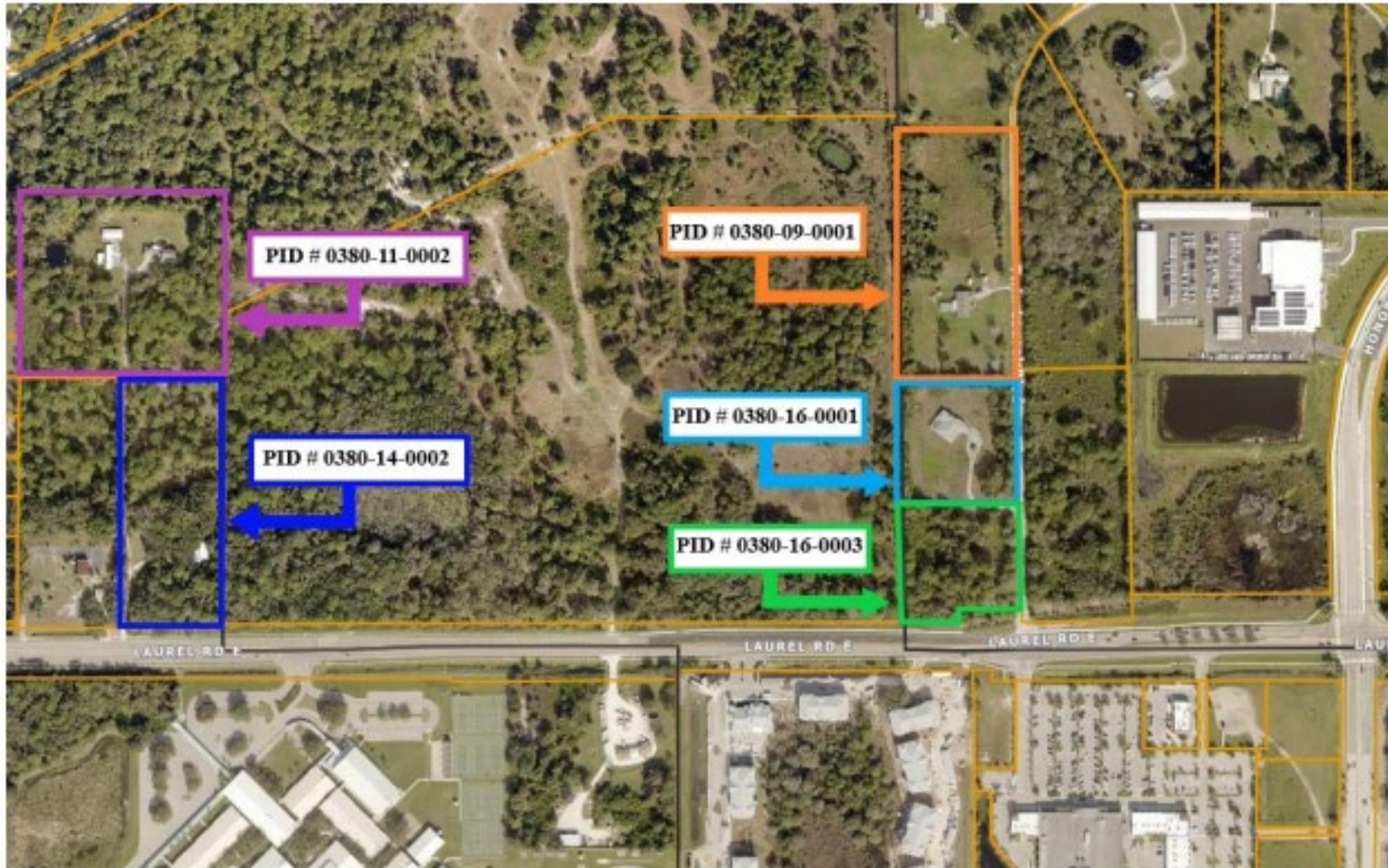
GENERAL INFORMATION EAST 22-43AN	
Address:	1101 Twin Laurel Blvd.; 1099 Twin Laurel Blvd.; 2399 Laurel Road E.
Request:	Annexation of 10.95 ± acres north of Laurel Road into the City's jurisdiction
Applicant:	2001 Laurel, LLC
Agent:	Annette M. Boone, Esq., Boone Law Firm
Parcel ID:	0380090001; 0380160001; 0380160003
Parcel Size:	10.95 ± acres
Future Land Use:	Sarasota County Moderate Density Residential and Office/Multi-Family Residential
Zoning:	Sarasota County Open Use Estate 1 and Office, Professional, and Institutional
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	June 30, 2022

GENERAL INFORMATION West 22-44AN

Address:	1651 Laurel Road E.; 1881 Laurel Road E.
Request:	Annexation of 12.02 ± acres north of Laurel Road into the City's jurisdiction
Applicant:	2001 Laurel, LLC
Agent:	Annette M. Boone, Esq., Boone Law Firm
Parcel ID:	0380110002;0380140002
Parcel Size:	12.02 ± acres
Future Land Use:	Sarasota County Medium Density Residential
Zoning:	Sarasota County Open Use Estate 1
Comprehensive Plan Neighborhood:	Laurel Road Neighborhood
Application Date:	June 30, 2022

LOCATION MAP

Laurel Road Assemblage



WEST



SITE PHOTOS



EAST



SURROUNDING PROPERTIES

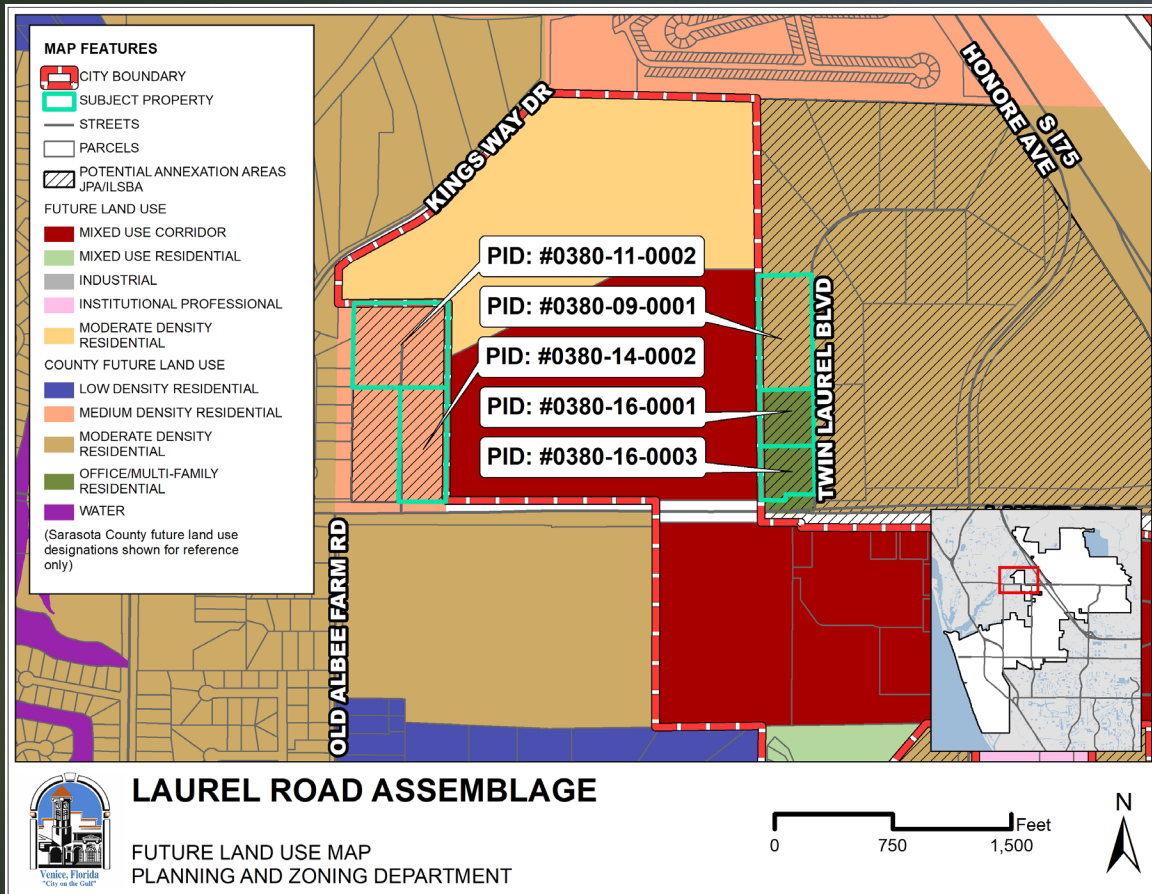
22-43AN East

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Sarasota County Open Use Estate, 1 unit/5 acres (OUE-1)	Moderate Density Residential
South	Multifamily housing and School	Residential Multi Family 3 (RMF-3)	Mixed Use Corridor
East	Vacant land	Sarasota County OUE-1	Moderate Density Residential
West	Vacant land	CG	Mixed Use Corridor

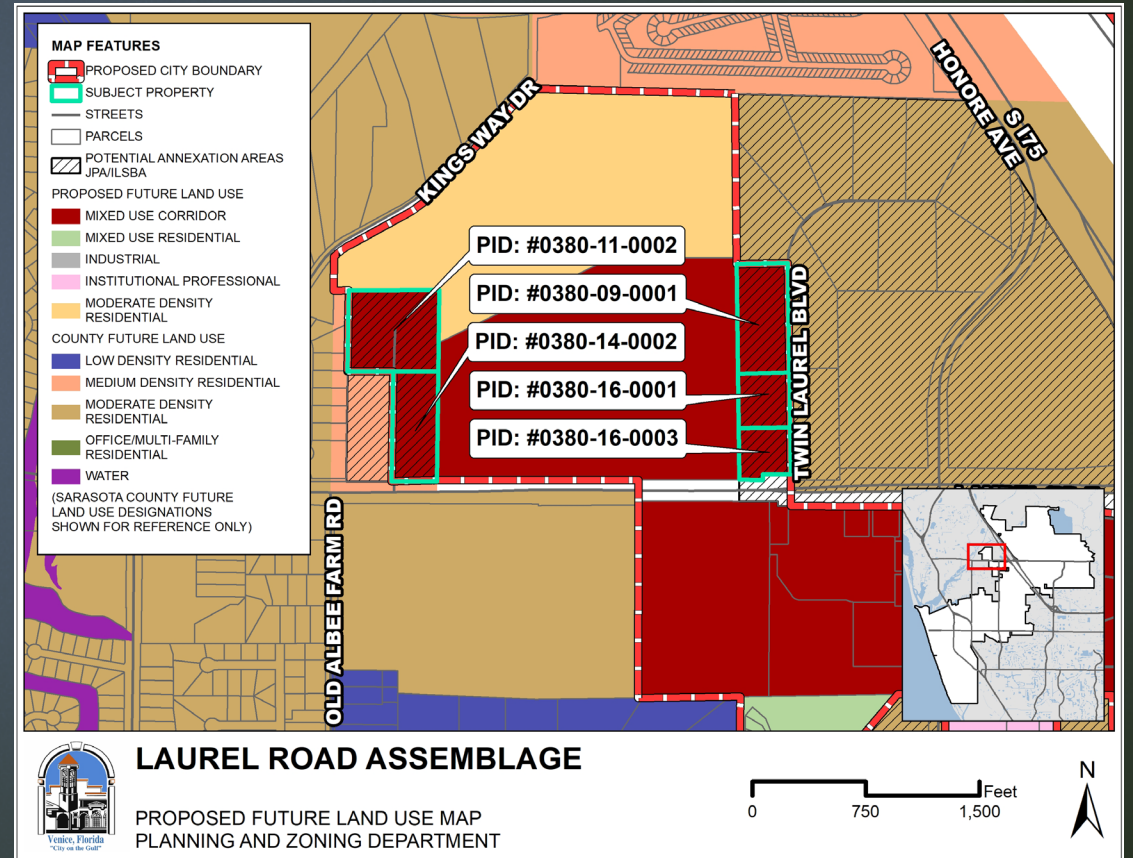
22-44AN West

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential	Residential Single Family 4 (RSF-4)	Moderate Density Residential
South	School	Sarasota County Government Use (GU)	Moderate Density Residential
East	Vacant land and residential development	Commercial General (CG) and Residential Single Family 4 (RSF-4)	Mixed Use Corridor and Moderate Density Residential
West	Residential	Sarasota County Residential, Single Family, 2.5 units/ acre (RSF-1) and Residential, Estate, 1 unit/ acres (RE-1)	Moderate Density Residential

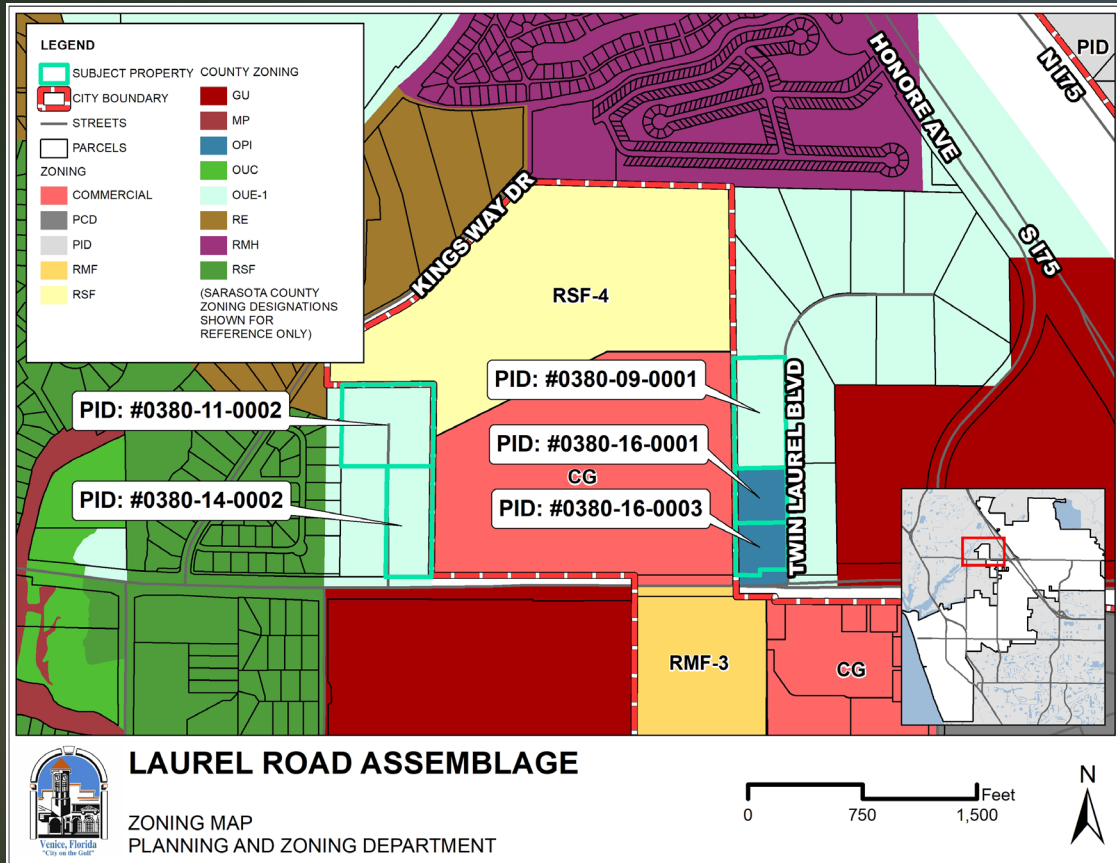
FUTURE LAND USE CURRENT



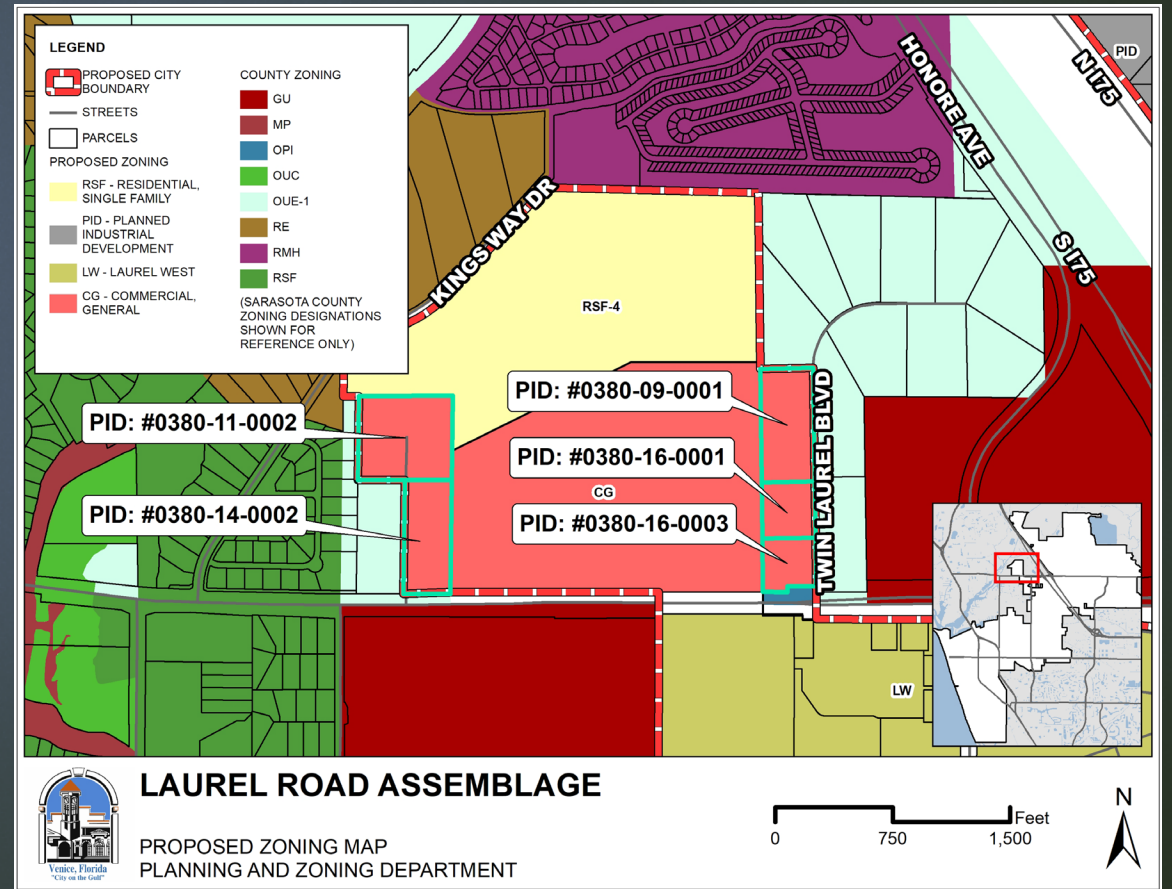
FUTURE LAND USE PROPOSED



CURRENT ZONING



PROPOSED ZONING



COUNTY COORDINATION, JPA/ILSBA & POLICY 8.2

- Consistent with Florida Statutes Chapters 163 & 171, the JPA/ILSBA provides the procedure for annexation of land into the City.
- JPA/ILSBA is incorporated in the Comprehensive Plan.
- Requires land considered for annexation to be contiguous and compact
 - For the East the subject property is contiguous to the City boundary along the entirety of its southern and western boundaries.
 - For the West the subject property is contiguous to the City boundary along the entirety of its northern and eastern boundaries.
 - Rectangular parcels.
- Applicant has provided responses to Policy 8.2, no development or land use proposed through annexation.

CONSISTENCY

Comprehensive Plan	<ul style="list-style-type: none">• The JPA/ILSBA is part of the Comprehensive Plan. Staff analysis confirmed contiguity and compactness (Chapter 171 Florida Statutes).• Policy 8.2 evaluates compatibility of the request through analysis of several characteristics.
Land Development Code	<ul style="list-style-type: none">• There are no criteria specific to annexation petitions in Planning Commission’s rules and procedures.• In relation to its established comprehensive plan for city-wide development and control or by applying such other criteria as may have been established under its own rules and procedures.• Shall recertify the proposal to the City Council with its recommendation for approval, rejection or modification in whole or in part.
Provision of Services	<ul style="list-style-type: none">• The TRC provided comments regarding provision of services and the ability to maintain adopted levels of service for public facilities that will need to be addressed with subsequent petitions for development if the annexation is approved.• According to JPA Area 5, Water & Sewer will be provided by the Sarasota County.

CONCLUSIONS / FINDINGS OF FACT

Consistency with Comprehensive Plan:

Analysis has been provided to determine consistency with the Chapters 163 and 171 of the Florida Statutes, the Joint Planning and Interlocal Service Boundary Agreement (JPA/ILSBA) between the City and County, and Policy 8.2 regarding compatibility. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with Land Development Code:

The subject petition complies with all applicable Land Development Code requirements.

Provision of Services:

Based on the TRC review and analysis, if the property is approved for annexation, evaluation of provision of services will take place with any subsequent development petitions to ensure the adopted levels of service are maintained. No issues have been identified at this time.



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

Upon review of the petition and associated documents, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to take action on Annexation Petition No. 22-43AN and Petition No. 22-44AN.