

ORDINANCE NO. 2007-043

BOARD OF COUNTY COMMISSIONERS
SARASOTA COUNTY, FLORIDA
JANUARY 14, 2008

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING SARASOTA COUNTY ORDINANCE NO. 2001-008 RELATING TO THE NOKOMIS CENTER REVITALIZATION PLAN (NO. 99-03-SP); PROVIDING FOR FINDINGS; AMENDING THE NOKOMIS CENTER REVITALIZATION PLAN; PROVIDING FOR THE RELATIONSHIP OF THIS ORDINANCE TO OTHER COUNTY ORDINANCES AND REGULATIONS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

SECTION 1. Findings. The Board of County Commissioners of Sarasota County, hereinafter referred to as "the Board", hereby makes the following findings:

1. The Board previously adopted the Nokomis Center Revitalization Plan (No. 99-03-SP) through Ordinance No. 2001-008.
2. The Nokomis Center Revitalization Plan (No. 99-03-SP) was prepared for the Nokomis Center, which boundaries are described herein:

That part of Section 36, Township 38 South, Range 18 East, Sections 31 and 32, Township 38 South, Range 19 East, Section 1, Township 39 South, Range 18 East and Section 5 and 6, Township 39 South, Range 19 East, Sarasota County, Florida being more particularly described:

Begin at the intersection of the centerline of Kilpatrick Road and Irene Street; thence run South for a distance of, 300 feet, more or less along the centerline of Irene to the intersection with the centerline of Edmondson Road; thence run West along said centerline for a distance of 1300 feet, more or less; thence run South along the centerline of Orange Grove Avenue for a distance of 1300 feet; thence run West along the centerline of Longwood Avenue for a distance of 1350 feet, more or less to the intersection with the centerline of Albee Farm Road; thence continue West along the centerline of Colonia Lane for a distance of 200 feet, more or less; thence run South for a distance of 800 feet, more or less to a point in the waters of Curry Creek; thence meander southwesterly in the waters Curry Creek for a distance of 3400 feet, more or less to the intersection with the railroad bridge for Seminole Gulf Railway; thence continue to meander southwesterly in the waters of Curry Creek for a distance of 1350 feet, more or less to the intersection with the bridge for Tamiami Trail (U.S. 41); thence continue to meander southwesterly in the waters of Roberts Bay for a distance of 3900 feet, more or less; thence meander northerly for a distance of 2100 feet, more or less to a point in the waters of Dona Bay; thence meander East and northeasterly in the

waters of Dona Bay for a distance of 2400 feet, more or less to the intersection with the westerly Right-of-Way of Tamiami Trail (U.S. 41) according to the Road Plat Book 1, Page 84 of the Public Records of Sarasota County, Florida; thence run northwesterly along said westerly Right-of-Way for a distance of 300 feet, more or less; thence leaving said Right-of-Way meander along the shoreline southerly, southwesterly and thence northwesterly for a distance of 400 feet, more or less to the intersection with the centerline of Bayview Parkway; thence run northeasterly along said centerline for a distance of 200 feet, more or less; thence leaving said centerline run northwesterly along the southeasterly extension and the northeasterly line of Lot 3, Block 24, corrected PLAT OF BAY POINT, recorded in Plat Book 3, Page 66, of said Public Records for a distance of 175 feet, more or less; thence run northeasterly along the easterly line of Lot 8 of said Block 24 for a distance of 60 feet, more or less; thence run northwesterly along the northerly line of said Lot 8 and the northeasterly extension of said Lot 8 for a distance of 150 feet more or less to the intersection with the centerline of Palm Avenue; thence run northerly for a distance of 200 feet, more or less to the southwest corner of Lot 3, Block 37 of said corrected PLAT OF BAY POINT; thence run northerly along the west line of said Lot 3 and the northerly lot line projection for a distance of 350 feet, more or less to the intersection with the centerline of Pavonia Road; thence run westerly along said centerline for a distance of 200 feet, more or less; thence leaving said centerline run northwesterly along the easterly Lot line and the southeasterly extension of Lot 4, Block 42, corrected PLAT OF BAY POINT for a distance of 150 feet, more or less; thence run easterly and northeasterly along the southerly lot lines of Lot 21-A and 22 of said Block 42 to the intersection with the south Right-of-Way line of Palmetto Road; thence run North for a distance of 200 feet, more or less; thence run East a distance of 30 feet, more or less; thence run North 130 feet, more or less; thence run West for a distance of 350 feet, more or less; thence run North for a distance of 1750 feet, more or less to the intersection of the centerline of Avenida La Palma; thence East along said centerline for a distance of 250 feet, more or less; thence run North along the westerly line of Lots 9 and 18, Block A, Lot 18 and 17, Block B, Lot 9, Block C and crossing the Right-of-Ways of Avenida Bahia and Avenida De La Isla, according to the Plat of NOKOMIS HEIGHTS record in Plat Book 1, Page 177 of said Public Records of Sarasota County, Florida for a distance of 850 feet, more or less to the intersection with the northerly line of said Block C; thence run West along the northerly line of said Block C for a distance of 100 feet, more or less; thence run North for a distance of 370 feet, more or less to the centerline of Sago Lane; thence run northwesterly for a distance of 150 feet, more or less to a point, said point being 190 feet, more or less southwesterly of the southwesterly Right-of-Way line of Tamiami Trail (U.S. 41); thence run southwesterly for a distance of 190 feet, more or less; thence run northwesterly, running parallel with said Right-of-Way of Tamiami Trail (U.S. 41) for a distance of 200 feet; more or less, to the intersection with the south line of Nokomis Oaks, recorded in Plat Book 38, Page 20 of said Public Records; thence run northeasterly along said south line for a distance of 180 feet, more or less; thence run northwesterly, again parallel with Tamiami Trail (U.S. 41) for a distance of

440 feet, more or less to the intersection of the southerly line of Tract H, said Nokomis Oaks; thence run northeasterly along said south line of Tract H for a distance of 190 feet, more or less to the intersection with said southwesterly Right-of-Way of Tamiami Trail, (U.S. 41); thence run easterly for a distance of 300 feet, more or less to the intersection of the centerline of Collins Road and the northeasterly Right-of-Way of said Tamiami Trail (U.S. 41); thence run East along the said centerline of Collins Road for a distance of 350 feet, more or less; thence run South for a distance of 325, more or less to the southwest corner of EBONY ACRES recorded in Plat Book 18, Page 35 of said Public Records; thence run East along the south line of EBONY ACRES and the easterly extension of said south line for a distance of 250 feet, more or less; thence run South along the easterly line of Lot 2, Block 7, Citrus Highlands recorded in Plat Book 8, Page 59 of said Public Records for a distance of 160 feet, more or less to the northerly Right-of-Way of Citrus Avenue; thence run northeasterly along said Right-of-Way for a distance of 30 feet, more or less; thence run southeasterly along the northwesterly extension of the centerline of King Street and along said centerline of King Street for a distance of 900 feet to the intersection with the centerline of Spencer Avenue; thence run East along said centerline of Spencer Avenue for a distance of 250 feet, more or less; thence run South for a distance of 1200 feet, more or less; thence run East for a distance of 100 feet, more or less to the intersection with the centerline of Amalfie Road; thence South along the centerline of Amalfie Road for a distance of 950 feet, more or less to the intersection with the centerline of Albee Road; thence run West along the centerline of Albee Road for a distance of 80 feet, more or less; thence leaving said centerline run South 650 feet, more or less to the intersection with the centerline of Palmetto Road; thence run East along said centerline for a distance of 100 feet, more or less to the intersection with the centerline of Magnolia Avenue; thence run southerly and southwesterly along said centerline for a distance of 350 feet, more or less; thence run southeasterly along the northerly extension of the northeasterly line and said northeasterly line of Lot 2, REPLAT OF BAY POINT recorded in Plat Book 6, Page 18 of said Public Records for a distance of 400 feet to the shoreline of Shakett Creek; thence meander westerly and southwesterly along said shoreline for a distance of 700 feet, more or less to the northeasterly Right-of-Way of Tamiami Trail (U.S. 41); thence meander along said Right-of-Way for a distance of 300 feet, more or less; thence leaving said Right-of-Way meander in the waters of Shakett Creek northeasterly for a distance of 2700 feet, more or less to the intersection with railroad bridge for the Seminole Gulf Railway; thence meander easterly for a distance of 1700 feet, more or less in the waters of Shakett Creek to a point on the shoreline, said point being the westerly extension of the centerline of Lucile Avenue; thence run East along the westerly extension of said centerline and the centerline of Lucile Avenue for a distance of 1400 feet, more or less to the intersection with the centerline of Portia Street; thence continue East for a distance of 1300 feet, more or less to the intersection, with the centerline of Albee Farm Road; thence continue East along the centerline of Kilpatrick Road for a distance of 2650 feet, more or less to the

intersection with the centerline of Irene Street and also being the POINT OF BEGINNING.

3. On April 25, 2006, the Sarasota Board of County Commissioners authorized the Nokomis Center Revitalization Advisory Committee to proceed with the amendment to the Nokomis Center Revitalization Plan (No. 99-03-SP), pursuant to the Sarasota County Comprehensive Plan, adopted by Ordinance No. 89-18, as amended, and the Critical Area Planning Regulations, adopted by Ordinance No. 97-074.

4. During the preparation of the Critical Area Plan Amendment, the Nokomis Center Revitalization Advisory Committee held numerous public meetings with residents and interested citizens, wherein a recommendation was made to amend Figure 1, the Nokomis Center Future Land Use Map, and the Conditions for Development Approval.

5. On September 21, 2006 and November 16, 2006, the Sarasota County Planning Commission held duly noticed public hearings on said amendment to the Nokomis Center Revitalization Plan (No. 99-03-SP), received all pertinent evidence and testimony, closed the public input portion of the public hearing and recommended approval of the amendment to the Nokomis Center Revitalization Plan (No. 99-03-SP).

6. On April 24, 2007, the Board held a duly noticed public hearing to consider the said Amendment to the Nokomis Center Revitalization Plan (No. 99-03-SP) for the Nokomis Center, including the Planning Commission recommendation, and all evidence relevant to said Critical Area Plan Amendment, including the testimony of the general public.

7. The Board, sitting as the Sarasota County Land Development Regulation Commission (LDRC), has reviewed this Ordinance and found that it is consistent with the Sarasota County Comprehensive Plan, adopted by Ordinance No. 89-18, as amended.

SECTION 2. Amending the Nokomis Center Revitalization Plan. Pursuant to the Sarasota County Comprehensive Plan and the provisions of the Critical Area Planning Regulations, adopted by Sarasota County Ordinance No. 97-074, and based on the evidence and testimony and the foregoing findings, the Board hereby adopts this Amendment to the Nokomis Center Revitalization Plan (No. 99-03-SP), consisting of conditions for development approval attached hereto as Exhibit A and an Amended Future Land Use Map (Figure 1).

SECTION 3. Relationship of this Ordinance to Other County Ordinances and Regulations.

1. This Ordinance does not in itself grant development approval nor guarantee such approval, nor does it modify the requirements of the Comprehensive Plan or exempt any person or development activity from the requirements thereof.

2. The existence of zoning less intense than the future use indicated on Figure 1 shall not, however, be deemed by itself to be inconsistent with the Sarasota County Comprehensive Plan, particularly when adequate infrastructure is not yet available to support more intense zoning districts.

3. The Board directs the Sarasota County Planning and Development Services Business Center to initiate the appropriate actions and proceedings to further the provisions of the Nokomis Center Revitalization Plan (No. 99-03-SP) as amended herein, including the following:

A. Pursuant to the process established in Sections 94-81 through 94-91 of the Sarasota County Code, prepare an amendment to the Comprehensive Plan's Future Land Use Map and Future Land Use Policy 3.2.3 consistent with the Nokomis Center Future Land Use Map, attached hereto as Figure 1:

- Expand the U.S. 41 Commercial Corridor to include the U.S. 41 and Colonia Lane Neighborhood Commercial Center, and delete references to U.S. 41 and Colonia Lane from the list of Neighborhood Commercial Centers in Future Land Use Policy 3.2.3.
- Designate additional areas as the Colonia Lane and River Boulevard Village I Commercial Center.
- Designate areas west of U.S. 41 as Medium Density Residential.
- Designate the Nokomis Center as an Urban and Infill Redevelopment Area, consistent with Chapter 163, Part II, Florida Statutes.
- Allow 25 units per acre within the U.S. 41 Commercial Corridor provided the conditions in the Nokomis Revitalization Plan are met.

B. Pursuant to the process established by the Sarasota County Zoning Ordinance No. 2003-052, prepare an amendment to the Zoning Ordinance to allow adopted Revitalization Plans to set the maximum density by right within the CG (Commercial General) and RMF-3/PUD (Residential, Multi-family/Planned Unit Development) districts. Also, to prepare an amendment to the Zoning Ordinance relative to height, landscape buffers and setbacks, and to allow transient accommodations to include kitchens in rooms. In addition, to prepare an amendment to the Land Development Regulations relative to right-of-way on local street.

4. This Ordinance shall not be construed to abrogate any existing rights acquired by any party under authority of Chapter 380, Florida Statutes.

SECTION 4. Applicability. This Ordinance shall be applicable in unincorporated Sarasota County, Florida, within the boundaries set forth in Section 1(2) of this Ordinance.

SECTION 5. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon filing with the Office of the Secretary of the State of Florida.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA this 13th day of February 2008.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: *Hermon Staub*
Chairman

ATTEST:
KAREN B. RUSHING, Clerk of
the Circuit Court and
Ex-Officio Clerk of the Board
of County Commissioners of
Sarasota County, Florida

By: *Paula J. Christman*
Deputy Clerk

ATTACHMENT A

CONDITIONS FOR DEVELOPMENT APPROVAL

The Conditions for Development Approval, along with Figure 1, the “Nokomis Center Future Land Use Map,” are to be used in evaluating and coordinating all future development requests within the boundaries of the Nokomis Center. Conditions for Development Approval are based on analysis contained in this plan.

General

Except as otherwise noted herein, future development approvals (e.g., Rezoning Petitions, Special Exceptions, Site and Development Plans, Construction Plans, Preliminary Subdivision Plans, and Final Subdivision Plans) shall be consistent with Figure 1, the Future Land Use Map and the conditions set forth herein.

Where a rezoning and/or special exception with a binding development concept plan has been approved for lands within the boundaries of the Nokomis Revitalization Plan prior to February 13, 2008, the binding development plan and stipulations contained in such approval shall control to the extent they differ from the requirements of the Conditions for Development Approval contained in this Attachment 'A.'

Not all residential designations shown on this map are consistent with the current Sarasota County Comprehensive Plan's Future Land Use Map. Unless or until such time as an amendment to the Comprehensive Plan's Future Land Use Map is adopted, all development shall be consistent with the existing future land use designations on the Comprehensive Plan's Future Land Use Map.

Land Use

1. All parcels in the designated U.S. 41 Commercial Corridor as shown on Figure 1 shall demonstrate the following as part of any future development approval:
 - Unified access (e.g., shared or internal drives) onto U.S. 41 or adjacent non-residential streets (see Condition No. 14)
 - No direct access onto primarily residential streets
 - Landscaped buffers as required by the Zoning Ordinance. Alternative landscape buffers may be considered on a case-by-case basis to ensure compatibility with adjacent residential areas
 - Pedestrian access from adjacent residential areas (i.e., sidewalk or dedicated pathway)

2. A maximum density of 25 units per acre shall be permitted within the U.S. 41 Commercial Corridor, provided the following are addressed:
 - Creation of multi-modal (pedestrian, bicycle, public transit, and automobile) internal circulation systems that would be integrated with other public and private transportation systems and land uses, with the objective of reducing trip length, increasing transportation capture rates, and providing safe and efficient methods of transportation,
 - Creation of internal pedestrian circulation systems to link properties with one another and also to the surrounding area and to provide safe access to public transit stops,
 - Encourage the creation of public amenities including, for example, recreational opportunities, public squares and other publicly accessible open space areas,
 - Availability of, and opportunity to utilize existing urban infrastructure,
 - Each mixed use development project will contain a residential component and at least one of the following uses: office and/or institutional uses; and retail and/or service uses. The mix of non-residential uses for each mixed use development will be based on a minimum of 5 percent retail and/or service uses, or a minimum of 5 percent office and/or institutional uses of the total nonresidential building square footage excluding parking.
 - The maximum intensity of nonresidential uses within the project will be determined through the examination of existing patterns of commercial and office zoning along the commercial corridor segment; the existing intensity of commercial and office uses along the commercial corridor segment; the impacts of level of service opportunities and constraints on development and/or redevelopment proposals; and the application of existing standards, codes, and regulations.
 - Mixed use buildings shall be defined as the combination of either commercial or office uses and residential uses within a single building of two or more stories, wherein the first floor uses are non-residential.
3. Except as provided for in Section 3.B.1., a maximum height of three (3) stories, including in-structure parking and not to exceed 45' (forty-five feet), shall be permitted on those parcels within the U.S. 41 Commercial Corridor that have frontage on U.S. 41. Buildings heights of 45 feet up to 65 feet with a maximum of 5 stories, including in-structure parking, shall require a special exception.
 - A. Parking on the first floor may be permitted when the exterior facade of the structure appears to be residential or retail in nature and not that of a parking structure or lot. An illustration of the proposed parking structure shall be submitted. The structure may include awnings, opaque windows, arcades, planters or other such features in order to appear residential or retail in nature.
 - B. Buildings greater than 35 feet in height shall meet the following standards:
 - 1) Any structures built within 50 feet of any single family (e.g., RSF, RC, RE or OUE) or manufactured home park (RMH) zone district shall be limited to the maximum height permitted within that adjacent residential district.

- 2) A minimum 20 foot wide, 0.6 opacity landscape buffer area shall be required from any abutting single family (RSF, RC, RE or OUE) or manufactured home park (RMH) zoned land.

4. All parcels in the designated Residential Commercial Transition Overlay district west of U.S. 41 as shown on Figure 1 shall demonstrate the following as part of any future development approval:
 - Unified access (e.g., shared or internal drive) onto U.S. 41 (see Condition No. 14)
 - No direct access onto primarily residential streets (i.e., Colonia Lane and Nippino Trail)
 - Landscaped buffers as required by the Zoning Ordinance. Alternative landscape buffers may be considered on a case by case basis to ensure compatibility with adjacent residential areas
 - Commercial uses must maintain a residential appearance consistent with the requirements in the Sarasota County Zoning Ordinance, Residential Commercial Transition Overlay District (RCTOD).

5. All parcels in the designated Colonia Lane and River Boulevard Village I Commercial Center as shown on Figure 1 shall demonstrate the following as part of any future development approval:
 - Unified access (e.g., shared or internal drives) onto Colonia Lane (see Condition No. 14)
 - No direct access onto primarily residential streets
 - Landscaped buffers as required by the Zoning Ordinance. Alternative landscape buffers may be considered on a case by case basis to ensure compatibility with adjacent residential areas

6. A maximum height of three (3) stories, including in-structure parking and not to exceed 45' (forty-five feet) shall be permitted on those parcels within the Colonia Lane and River Boulevard Village I Commercial Center. A minimum 20 foot wide buffer area with a 0.6 opacity buffer area shall be required between any abutting single family residential (RSF, RC, RE or OUE) or manufactured home park (RMH) zoned lands. Any structures built within 50 feet of any single family (RSF, RC, RE, OUE) district, shall be limited to 35 (thirty-five) feet in height.

Environment

7. In addition to required landscaping, a minimum of one new tree (minimum 2-inch caliper, 8-foot height) shall be planted for each 2,000 square feet of the development site. Any existing trees that are protected will be counted towards the total requirement. Tree species for new plantings are those allowed by the Sarasota County Street Tree Program's Master Tree List (Ordinance No. 97-01).
8. Large trees of the following species having a diameter at breast height (DBH) of 30 inches or greater shall be considered a Landmark Tree and shall be saved: Cypress, Elm, Hickory/Pecan, Holly, Magnolia, Live Oak, Red Cedar, and Sweet Gum. When a large tree is saved, the requirements of Sarasota County Tree Protection Ordinance No. 84-44, as amended, for the subject site shall be reduced from one replanted tree per 2,000 square feet to one replanted tree per 3,000 square feet. A waiver of this condition may be granted by Resources Protection Services if it is clearly demonstrated that the condition and character of the Landmark Tree is such that saving the tree is not consistent with the definition of a Landmark Tree.

If a landmark tree can not be saved, it shall be replaced with: a) a tree of equal size and type, or b) as many 5-inch DBH or greater trees to equal or be greater than the DBH inches of the tree that was removed.

9. Any Cabbage Palms (*Sabal* spp.) that need to be removed shall not be removed but shall be transplanted to appropriate areas within the site. If there is not room on site for all the palm trees, the remainder can be moved to another site within the Revitalization Area. Applicants shall be responsible for the tree relocation and relocation shall be accomplished prior to the issuance of a certificate of occupancy for development on the donor site. A legal instrument shall be recorded to ensure that the relocated trees are not removed and trees shall be maintained pursuant to maintenance provisions in Section 7.3 of the Zoning Ordinance.
10. Invasive plant species (i.e., Brazilian Pepper, Punk or Melaleuca, Australian Pine, Carrotwood, China-berry, Chinese Tallow, or any tree species prohibited by the Sarasota County Invasive Plant Species Ordinance No. 90-01, as amended) shall be removed by new development and properly disposed of in an approved landfill or other environmentally acceptable manner, including, but not limited to, mulching or on-site burning (permit required).
11. Landscape buffer areas containing native habitat (canopy and understory) shall be conserved to fulfill the County's landscape buffer requirements. If an area adjacent to the conserved native habitat requires buffer elements (e.g., landscaping, walls, berms) supplemental native plants may be considered in lieu of such buffer requirements. Such plants shall be substituted for required buffer elements on a case by case basis.

Transportation

12. All new non-residential development with frontage along U.S. 41 shall provide cross access with the adjacent parcel(s). The location of all cross access, or access to a public or private

road, shall be depicted on all site and development plans, subdivision plans, or concept plans submitted with a rezoning application. Said cross access shall be coordinated to the greatest extent possible with adjacent properties to establish a mutually acceptable location. A waiver of these provisions may be approved by Public Works Transportation Planning Services if it is clearly demonstrated that no reasonable means or need for cross access can be provided.

13. New non-residential and multi-family developments are required to share access, as appropriate. A new driveway may be located solely on one parcel with cross access provided to the adjacent parcel(s), or driveways may be located along property lines with the driveway access being located equally on both parcels. Shared access will require an access easement to be recorded by both property owners allowing permanent uninterrupted access between the cross access area and the shared driveway.
14. All new developments along U.S. 41, Colonia Lane and Albee Road shall design and place sidewalks in such a way that allows for planting street trees, including large canopy trees, within County rights-of-way. In some cases, street trees may be placed in easements behind the sidewalk to avoid conflicts with utilities and stormwater facilities. As part of the County's Permanent Tree and Maintenance Easement Program, the Public Works Landscaping Operations will plant and maintain the trees. A waiver of these provisions may be approved by Public Works Landscape Operations if it is clearly demonstrated that no alternative means of locating drainage slopes and sidewalks can be provided.
15. All new commercial, office, and multifamily development with over 200 residential units or 200,000 square feet of non-residential space that is located adjacent to existing or planned transit routes shall provide and maintain an ADA approved transit stop, including sheltered or shaded seating areas and transit route information. A waiver of these provisions may be approved by Public Works Transit and Fleet Services if it is clearly demonstrated that there is no reasonable means of providing transit services to the development.
16. All new development shall provide internal bicycle and pedestrian circulation systems.
 - A. Circulation systems shall be linked to existing or planned public sidewalks and bicycle lanes.
 - B. Access between adjacent residential and commercial development is encouraged. Pedestrian connections may be incorporated within a required landscape perimeter buffer, provided said buffer is not less than ten (10) feet wide on average.
 - C. Use appropriate bicycle and pedestrian facilities, signs or variation in pavement materials or marking to improve bicycle and pedestrian safety.
 - D. Circulation plans shall be submitted at the time of Construction Plan, Site and Development Plan, and/or Preliminary Plan Review.
 - E. Paver brick or stamped concrete, striping, and landscaping should be considered to improve the safety and enhance the appearance of internal pedestrian systems.

F. Pedestrian access and landscaping shall be provided as part of front yard design, and coordinate with any public or private streetscape improvements.

G. An eight foot wide sidewalk within the properties that border U.S. 41 shall be required.

17. All new non-residential and multi-family development in the commercial areas shall install long-and short-term bicycle parking facilities in appropriate locations. Long term bicycle parking shall be in a designated secured, covered and enclosed area that is secure and provides for covered storage of bicycles. Short term parking shall consist of bicycle racks placed in a convenient location. For parcels with more than 50 vehicle parking spaces, one (1) space per 50 required spaces may be converted to parking for 2-wheeled vehicles (mopeds, scooters, motorcycles and etc.) and shall be signed for such vehicles.

Urban Design Standards for the Commercial Corridor and Neighborhood Centers

18. Walls and fences shall be designed to ensure adequate site distance and adhere to Crime Prevention Through Environmental Design (CPTED) principles (e.g., a security fence that provides for the safety of the residence while not obstructing the surrounding view). New development shall demonstrate consistency with CPTED principles to appropriate County review staff.

19. Properties with off-site signs (billboards), within the Nokomis Center, existing as of February 27, 2001, the adoption of the Nokomis Center Revitalization Plan No. 99-03-SP shall not be subdivided for the purpose of creating a separate parcel for the off-site sign.

20. All new development except single family homes shall provide the following information as part of required Site and Development Plan and/or Preliminary Plan Review (Note: Single family residential subdivisions are included):

A. site plan

B. building elevations (where applicable)

C. landscape plan

D. lighting plan

E. signage plan

F. pedestrian and bicycle circulation plan

21. All new development except single family homes within the Nokomis Center, shall comply with the provisions of the urban design program outlined below: (Note: Single family subdivisions are exempt from A below.)

A. Flags shall be permitted as follows: a maximum of one (1) federal, one (1) state and one (1) local/county flag per parcel, each a maximum of thirty-five (35) square feet in area.

B. Landscaping

- 1) Buffers, including parking lot medians and islands, shall be a minimum of ten (10) feet wide, landscaped according to the Sarasota County Zoning Ordinance requirements.
- 2) Landscape buffers as described below may be reduced if buildings are oriented forward and parking is located at the rear or side of the building lot.
 - a) In lieu of landscaping requirements within the reduced front yards, appropriate landscaping (e.g., 3 understory trees per 100 linear feet) shall be located adjacent to the primary building façade and entrance areas.
 - b) Landscape buffers will be required to screen parking lots from adjacent roadways consistent with the Zoning Ordinance.
- 3) Where utility and/or drainage easements exist in landscape buffer locations, the buffers shall be at least 5' wider than the easement, with all plant material located outside the easement.
- 4) Where there are overhead utility lines, to ensure the health and longevity of the required trees, in lieu of the required number of canopy trees, developers shall plant 50% more of the allowable understory trees (e.g., dahoon holly, geiger tree, etc.).
- 5) Plant materials in the landscaped buffer must be coordinated with the plant palette used in adjacent landscaped medians and rights-of-way. Tropical plant materials, such as gumbo limbo, red stopper, pigeon plum, pond apple and sea grapes are allowed.
- 6) Plant palettes of all landscaped areas shall be complementary including parking lot islands and medians, buffer areas, and façade landscaping.
- 7) Florida Friendly landscaping is encouraged.

C. Lighting

The following standards shall govern the use of lighting:

- 1) Design and install lighting fixtures that minimize glare.
- 2) Use time controls to insure that lights are not on when not needed.

- 3) Complement building design through style, material or color.
- 4) Use recessed lights where appropriate, to direct light downward.

D. Utilities

All above ground utility appurtenances shall be constructed and routed to minimize detrimental effects to the visual character of the area and must be effectively screened by plantings, existing topography, or the placement of buildings or structures. Where plantings are used, such plantings shall achieve a minimum mature height equal to that of the structure, up to eight feet (8'). Fire hydrants, public and emergency telephones, access ways to such utilities, primary facilities providing service to the site, and all single-family homes shall be exempted.

E. Appearance Codes:

1) Outparcel Treatment:

The design of structures on outparcels shall be compatible with the primary structure on the main parcel. Compatibility items to consider include, but are not limited to, similar exterior colors and/or materials, roof shape and material, signage, lighting and landscape materials.

2) Front Yards:

- a) Loading, storage, and refuse areas shall not be located forward of the front façade of the building.
- b) Subject to landscape buffers, where possible, locate loading areas in rear or side yards, with access from collector/arterial streets and alleys.

3) Outdoor Refuse Collection and Storage Areas:

Decorative fencing must be used to screen areas along the public roadway. Fencing must be landscaped and the screening must conceal the area, but also allow visibility for surveillance of the property. Storage of materials shall not exceed the height of the screening.

4) Mechanical Equipment:

- a) All mechanical equipment including but not limited to heating, ventilating, and air conditioning machinery; public utility service fixtures such as potable water and sewer facilities; communications and electrical switching equipment; and natural or propane gas tanks shall be screened from public view.

- b) Such screening may include any combination of landscaping and building materials. If building materials are to be utilized for screening purposes, such materials shall be consistent with the architectural design of the principal structure. Screening shall extend at least one foot (1') above the object to be screened.

5) Wall Treatment:

No exterior walls of exposed unfinished or painted concrete block shall be permitted.

22. Building Design and Building Orientation.

All new development, except for single family homes, within the Nokomis Center shall comply with the provisions of the building design and building orientation program outlined below. (Note: Single family subdivisions are exempt.)

A. Building Design

1) Purpose of Specific Design Elements

Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrian, provide appropriate massing and building articulation, recognize local character, and are site-responsive.

2) Building Massing and Articulation

Facades shall be designed to reduce the uniform monolithic appearance of large unadorned walls, while providing visual interest that will enhance the community's identity and character through the use of detail and scale. Articulation is accomplished by varying the buildings mass in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian.

3) Exterior facades shall employ the following design treatments:

- a) Primary facades on the ground floor adjacent to arterial streets shall have features along a minimum of 50 percent of their horizontal length per affected primary facade. These features include, but are not limited to:

- A covered pedestrian walkway with a minimum of six feet clear in width;
- Display windows;
- Entry areas; or
- Other similar design elements

- On a multiple tenant building, the first floor of the primary façade shall utilize windows for no less than 30 percent of the horizontal length of the building façade.
- b) Building facades on the ground floor adjacent to local streets shall incorporate the following features:
- Display windows along a minimum of 50 percent of the horizontal length of the building; 30” above sidewalks
 - For blank wall expanses exceeding 10 feet in horizontal length, murals covering the entire horizontal length of the blank wall are encouraged. Murals may not advertise or promote any product, business or cause. Murals that provide a depiction or a rendering of scenery, habitat, leisure activities, historical setting or quality of life are permitted.
 - Entry areas shall include awnings and recessed doors.
 - In lieu of the required minimum setbacks and project boundary and street buffers, an applicant may provide an optional Street Cross Section consistent with Land Development Regulation standards for Local Streets with closed drainage, except that:
 - i. An eight foot minimum width sidewalk shall be required, with five feet of pedestrian clear space in the event that outdoor dining is provided; and
 - ii. The required five foot sod area shall be expanded to eight feet and planted with three street trees per 100 linear feet. The following list of street trees are appropriate for planting within the Nokomis area:

Conventional Design

Pindo Palm (*Butia capitata*)
 Walter Viburnum (*Virurnum obovatum*)
 Orange Jasmine (*Murraya paniculata*)
 Ponytail Palm (*Beaucarnea recunata*)

Designed with Tree-Vault or Silva-Cell

Ribbon Palm (*Livistona deciplens*)
 Buttonwood (*Conocarpus erectus*)
 White Geiger (*Cordie Boissieri*)
 Black Olive (*Bucida buceras*) "Shady Lady"
 Cultivar

23. Upper Story Porches or canopies

Upper story porches or Canopies may extend into a front or side yard setback.

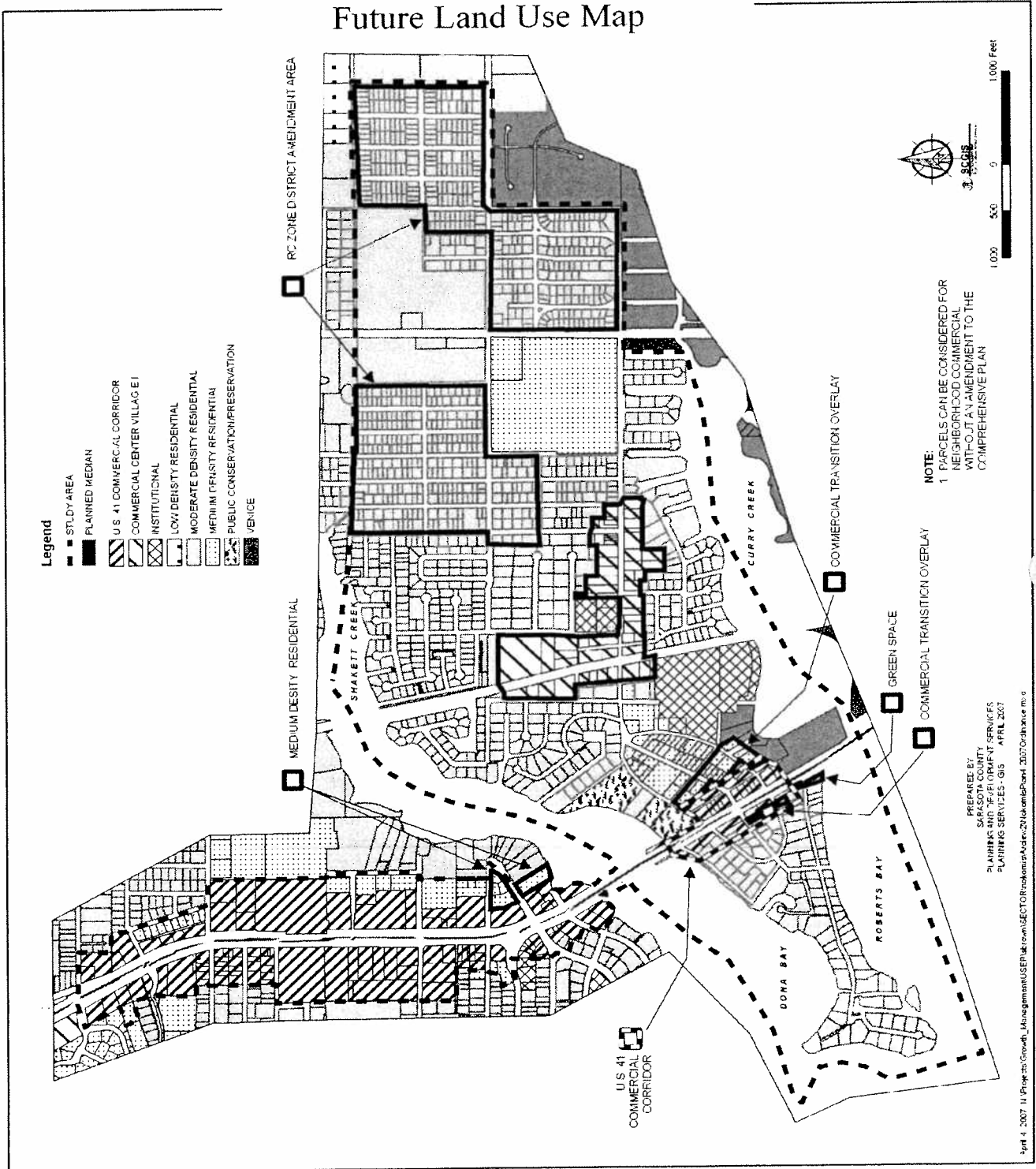
24. Arterial Street Setbacks

Buildings adjacent to arterial streets shall be set back a minimum of 18 feet but no more than 75 feet.

25. Green Roofs

Green roofs are encouraged within the entire Nokomis Revitalization Area.

Figure 1 Nokomis Center Revitalization Plan Future Land Use Map



Architectural Design Guidelines Handbook

General:

The goals of these guidelines are to act as a strong reference framework to assist the property owners, developers, designers and the community as a whole, in understanding the Nokomis Center Revitalization Plan goals and objectives for high quality development and rehabilitation within the designated Redevelopment Area.

The guidelines are intended to establish unified design standards creating a harmonious background for the future built environment and to complement the mandatory Site Development requirements under the Sarasota County zoning regulations. This manual will provide examples and potential design solutions and may be interpreted with some level of flexibility in their application to specific site conditions.

The guidelines are intended to increase the readers understanding of the local architectural design and at the same time provide for the greatest flexibility and encourage creativity for the new projects that will blend well with historical structures in the community.

Where structures are identified on the Historic Resources Map, the Sarasota County Design Guidelines for Historic Properties shall be utilized. The intent of this document is to suggest elements that can be incorporated in the design of new construction or rehabilitation of existing buildings. It is not the intent of this document to conflict with the adopted Sarasota County Design Guidelines for Historic Properties.

Applicability:

These design guidelines apply to new construction within the U.S. 41 Commercial Corridor and the Colonia Lane and River Boulevard Village I Commercial Center. Deviation from these design guidelines for new construction requires a Special Exception. Structures that are only being rehabilitated and/or expanded are exempt from these design guidelines, however following these guidelines is encouraged.

Architectural Design Guidelines Handbook

Purpose

The guidelines promote a “Key West / Old Florida” vernacular and attempt to preserve the significant local architecture and heritage of the Nokomis area.

Goals and Objectives

Promote a consistency in the proposed architectural design & development standards.
Promote an awareness of the local heritage and the architectural character in the Nokomis Revitalization Area. Promote revitalization of businesses through creating a “sense of place”.

Architectural Character

Convey information about **characteristic features** typical to the Key West / Old Florida Vernacular.

For other examples Refer to communities like Punta Gorda in Charlotte County Florida and Towles Court in the City of Sarasota, Florida. Two newer communities that served as great resources for the development of these guidelines are: Seaside Community in Destin, Florida and Celebration in Orlando, Florida.

Architectural Design Guidelines Handbook

About Key West / Old Florida Vernacular Architecture

One of today's positive architectural developments is that there is renewed interest in the history of a community and the legitimate design influence of historic structures.

Architects, Designers, Builders and others look for more richness and meaning in the built environment, to replace inappropriate styles that lack a sense of place. This in turn leads to a more detailed study of local and regional traditions.

With this new understanding of historic context, forms and design appropriate to local climate forces, nature, regional culture and newly available technology, design professionals are able to add new buildings to the architectural heritage that blend well with the older structures.

Vernacular architecture or popular (of indigenous character) is more like a native language particular to a region or a specific place. This traditional architectural language includes many types of buildings: from the single room house to plantation, from farmhouse to the townhouse. All original houses include open porches, shady verandas for air movement and had in common the simplicity of the early architectural plan with the bare essentials.

The goal of this handbook is to convey the design elements necessary to reconnect to Nokomis's historic heritage. A good design with good planning requires several elements and considerations in order to lead to a successful sense of community. Some of the overall considerations should be:

- Encourage through design a pedestrian friendly environment rather than vehicular.
- Encourage commercial/retail and mixed-use buildings creating a sense of unified neighborhoods, hubs and destinations (not strip centers or spot developments).
- Take advantage of the local assets, not only historic, but also cultural, civic, many area parks and the proximity to the bay front.

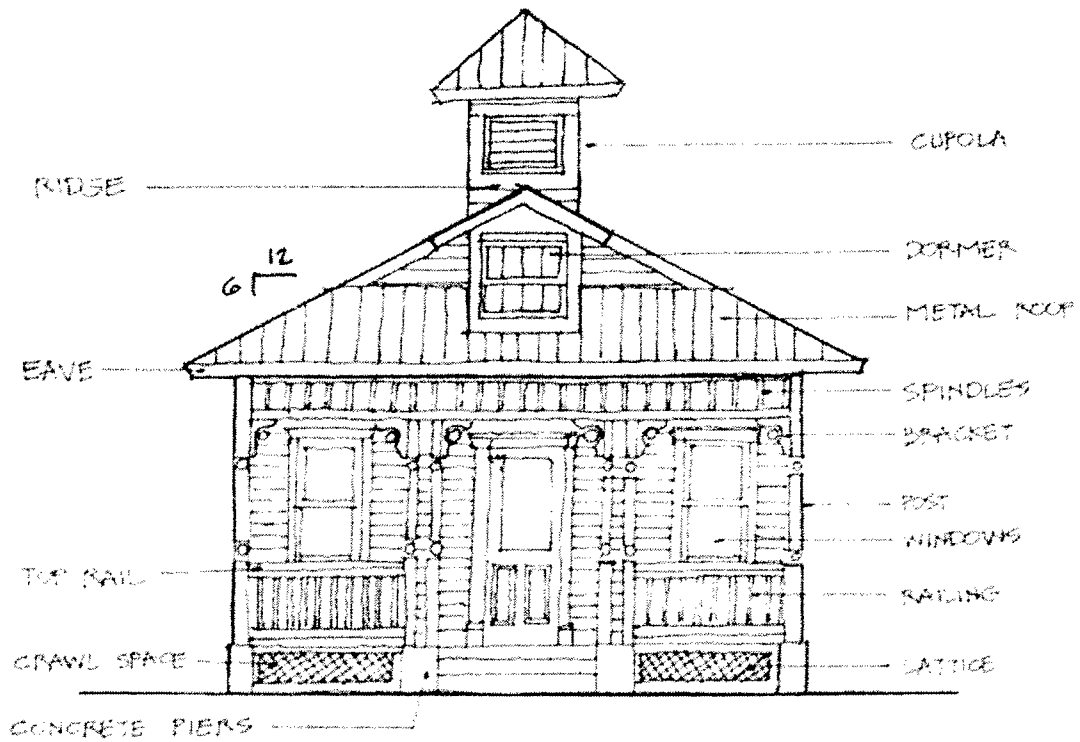
Architectural Design Guidelines Handbook

Lighting

- Lighting should be used as security function and promote business after hours.
- Where outdoor lighting is installed, the light source must be indirect.

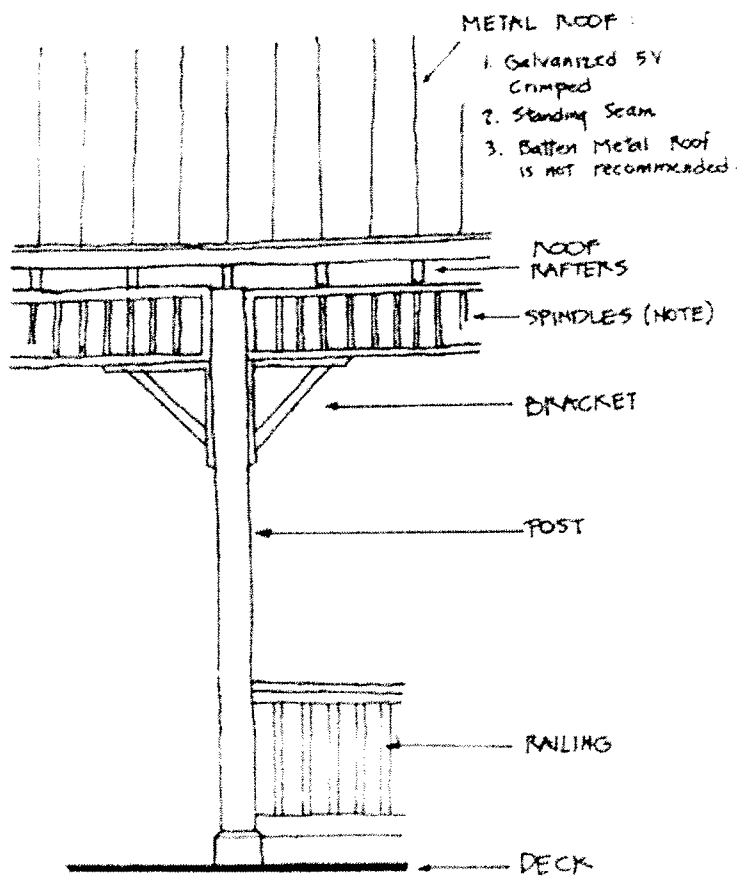
Use of Color

- The use of colors should relate to the adjacent buildings, the architectural character and must not contrast with the functional intent of the downtown.
- The range of color selection is very wide and can include:
 - Simple scheme of natural materials (Galvanized roof material and pressure treated lumber, white picket fence or light color building trim, etc.)
 - Pastel and more vibrant scheme of colors reminiscent of Key West style (shades of yellow, green, or blue) in harmony with the natural environment.
 - Colors not recommended would be strong contrasting colors of black, purple or other schemes not associated with this architectural style.



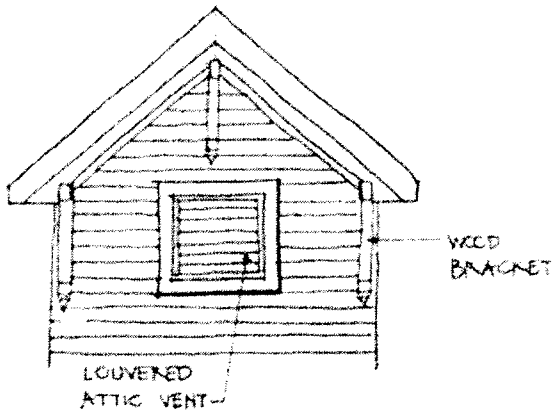
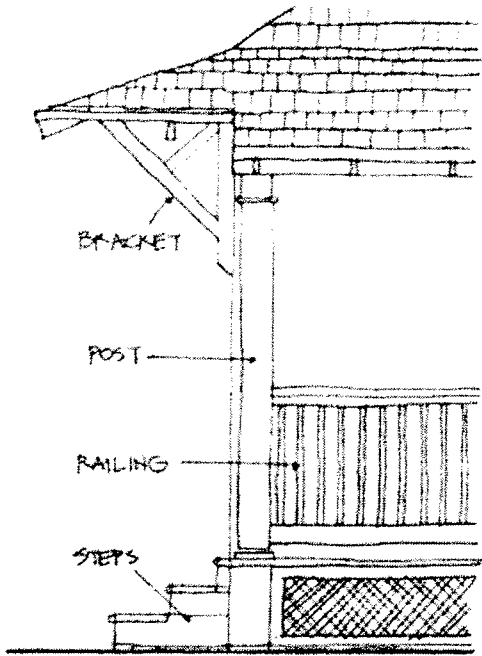
• DEFINING ELEMENTS •

MORE DECORATIVE STYLE IS CHARACTERISTIC TO SOUTH FLORIDA, KEY WEST, OR CARIBBEAN AREA.



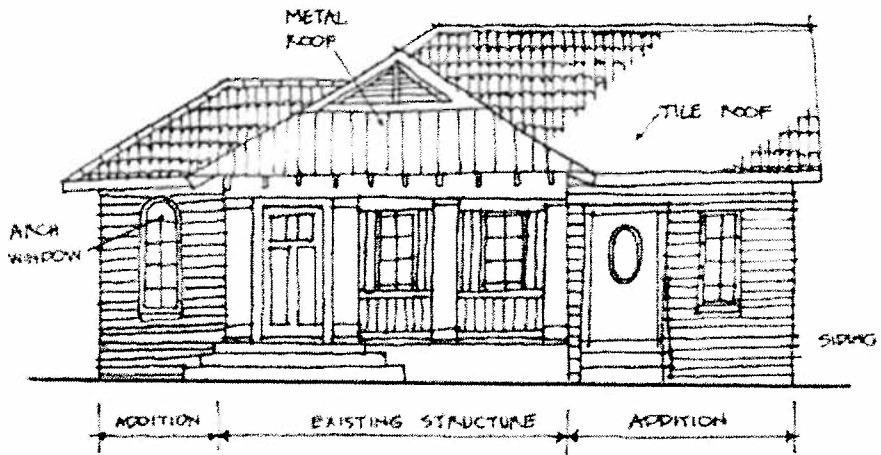
• ARCHITECTURAL ELEMENTS •

SPINDLE NOT REPRESENTATIVE FOR THIS REGION, BUT MAY NEED TO BE INCLUDED IN NEW CONSTRUCTION WITH HIGHER EAVE HEIGHT.

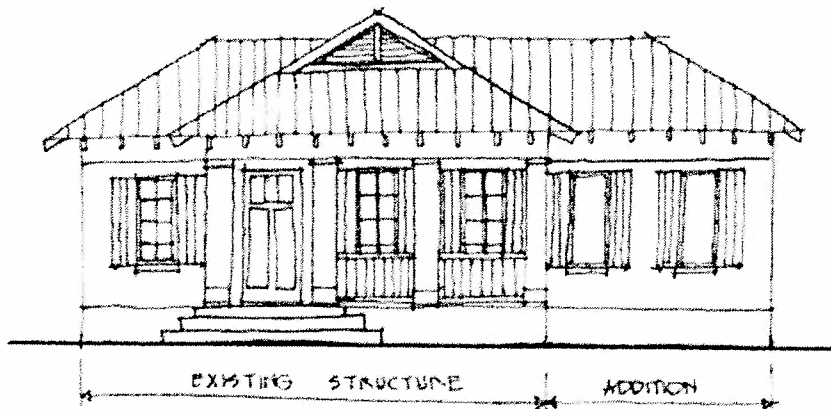


ARCHITECTURAL ELEMENTS

+



INAPPROPRIATE: MIX OF ROOF MATERIALS
AND INAPPROPRIATE USE
OF ARCHED WINDOWS

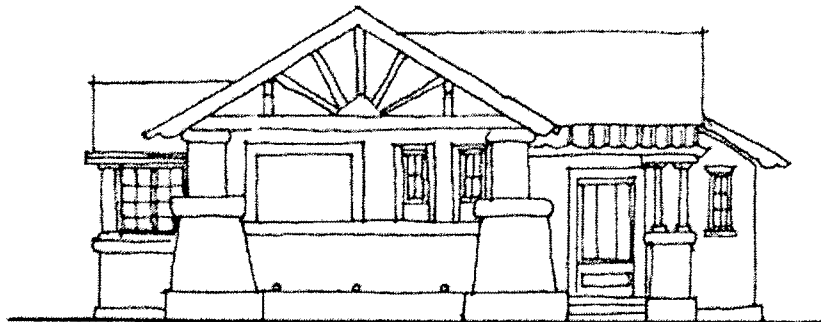


APPROPRIATE: ROOF MATERIAL MATCHES EXISTING

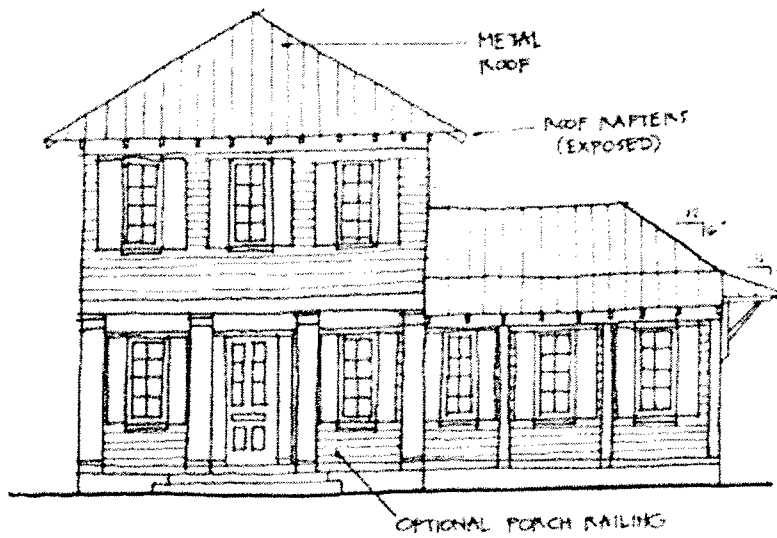
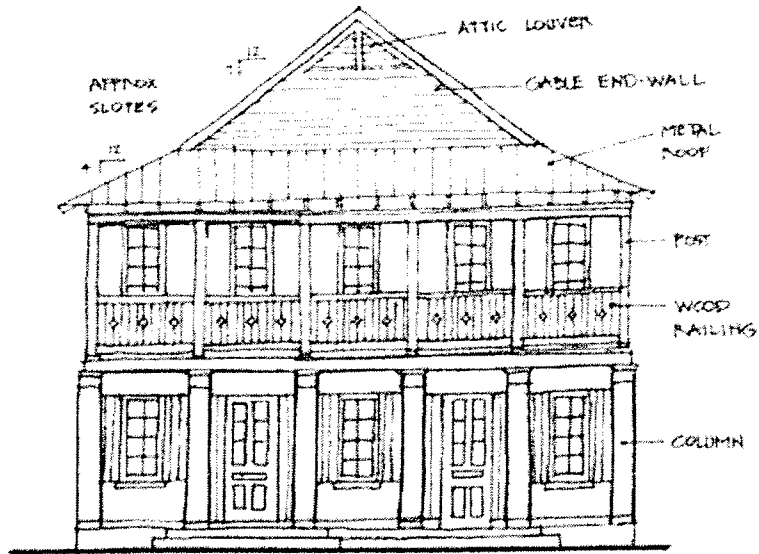
COMMERCIAL OR RESIDENTIAL ADDITIONS



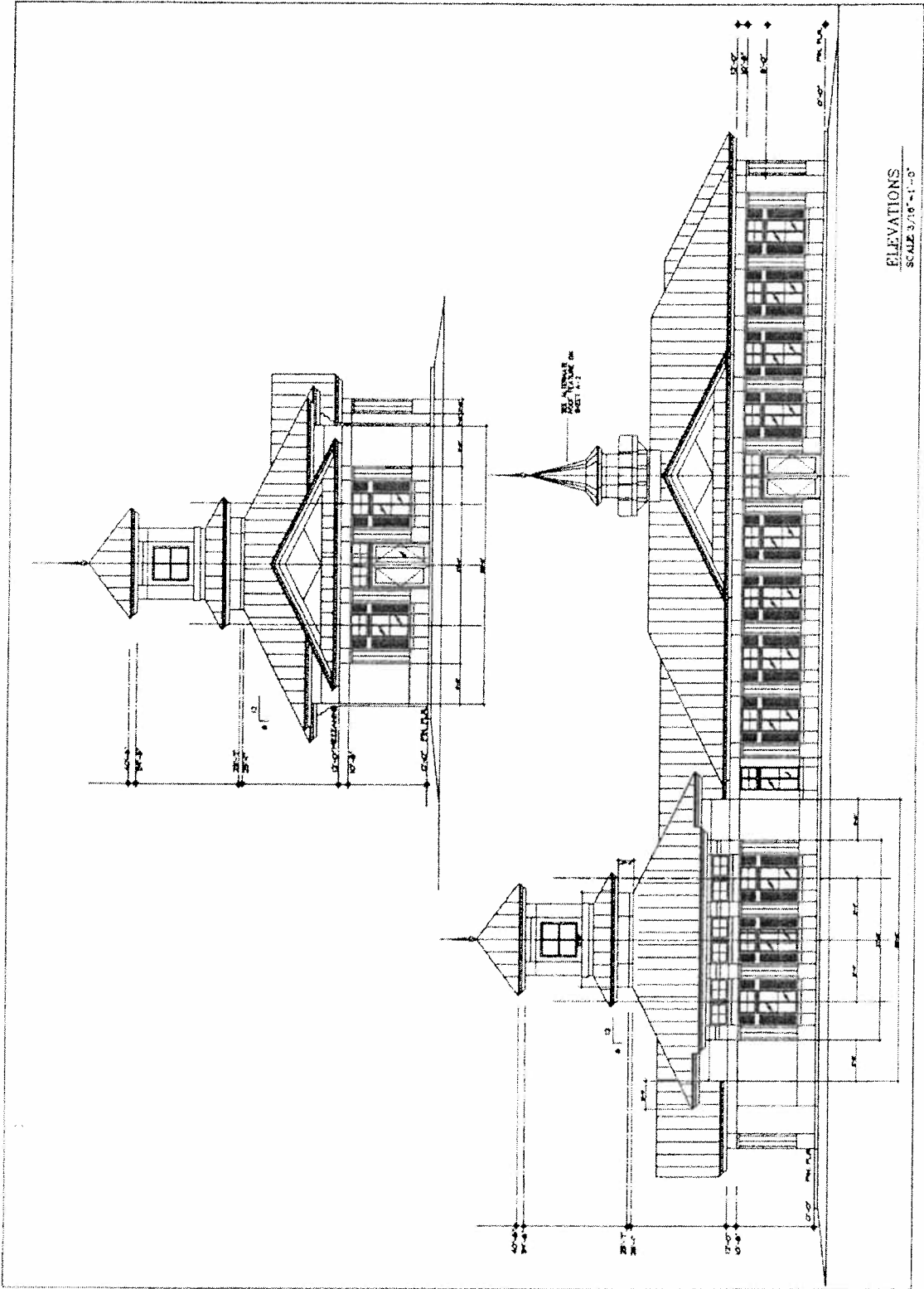
INAPPROPRIATE

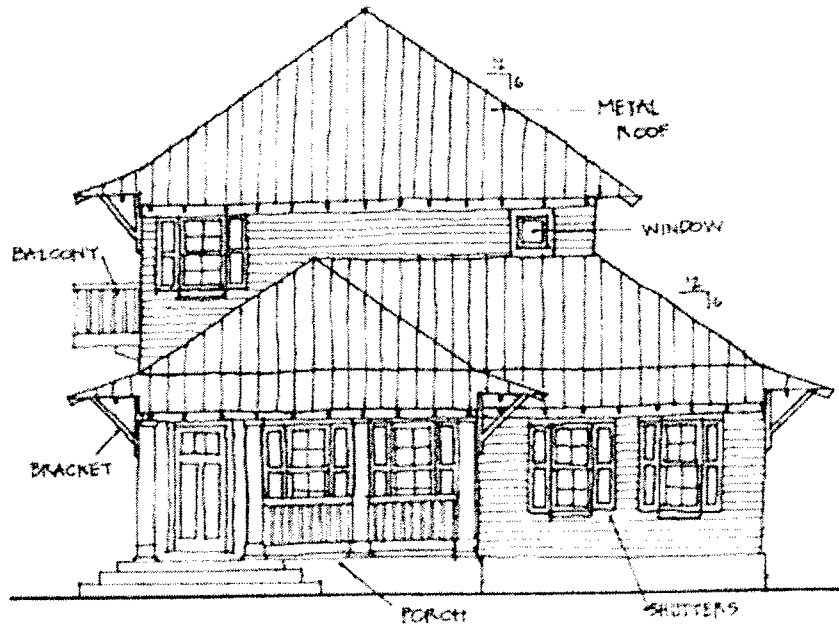


APPROPRIATE



EXAMPLES OF TWO-STORY STRUCTURES





EXAMPLE OF TWO-STORY STRUCTURE