

NOKOMIS CENTER REVITALIZATION

Project: Nokomis Commercial Center Zoning District (FLU – 1)

Project Type: County Project

Project and Background Description:

Initiate a Nokomis Center Commercial Overlay District (NCCOD) rezoning petition for properties within the Nokomis Commercial Center. The NCCOD will encourage new commercial development and redevelopment by providing zoning code relief in coordination with planned road widening, landscaping and parking improvements. It will also allow land uses not currently permitted in the underlying zoning.

The proposed NCCOD is similar to the Englewood Business District (EBD) Zone District, which has no front-yard setback requirements, allows residential uses above the commercial businesses, allows shell parking, and permits open air dining in the front yard. The NCCOD will supercede requirements of the existing zoning within the Nokomis Commercial Center and will apply to all CG and CN zoned parcels on both sides of U.S. 41 between Dona Bay and Roberts Bay. The district will address unique attributes of the Nokomis Commercial Center with respect to the following:

- Reduced on-site parking requirements in coordination of a public parking plan for Colonia Lane.
- Reduced building setbacks from all property lines to maximize development potential of lots.
- Use of pervious surface materials for parking lots to reduce stormwater requirements.

The NCCOD will allow land uses that are not currently permitted in the underlying CG zoning district, such as bed and breakfast establishments and allow residences to be located above or behind businesses.

Sarasota County's Zoning and Land Development Regulations (LDR) limit development and redevelopment in the Nokomis Commercial Center. Front, side and rear yard requirements of the CG (Commercial, General) and CN (Commercial, Neighborhood) are difficult to meet because of the relatively small lot sizes. Parking requirements and LDR stormwater retention and treatment standards further reduce the amount of land available for development. Reduced setback requirements and allowance of pervious materials for parking lots will give property owners greater flexibility in developing their property. Reduced on-site parking requirements can be considered in coordination with a public parking plan for Colonia Lane.

Preliminary Cost Estimates: Soft costs only (in-house staff project) and advertising costs

Potential Funding Source(s): Not applicable

Implementation Time Frame: Short term, 12 – 24 months

Responsible Parties: Growth Management Business Center, Property Owners

Steps Required to Implement:

- Proceed with a Zoning Code amendment to incorporate a NCCOD in the ongoing update of the Sarasota County Zoning Ordinance.
- Process an area-wide rezone petition to add the NCCOD to properties in the Nokomis Commercial Center.
- Hold a neighborhood workshop for input from affected property owners.

Issues Requiring Further Analysis/Action:

1. Development of public parking for business on Colonia Lane (See Project Sheet TR-10).

