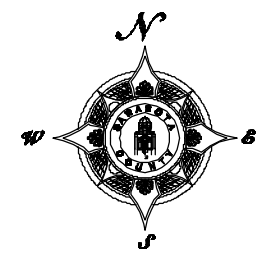


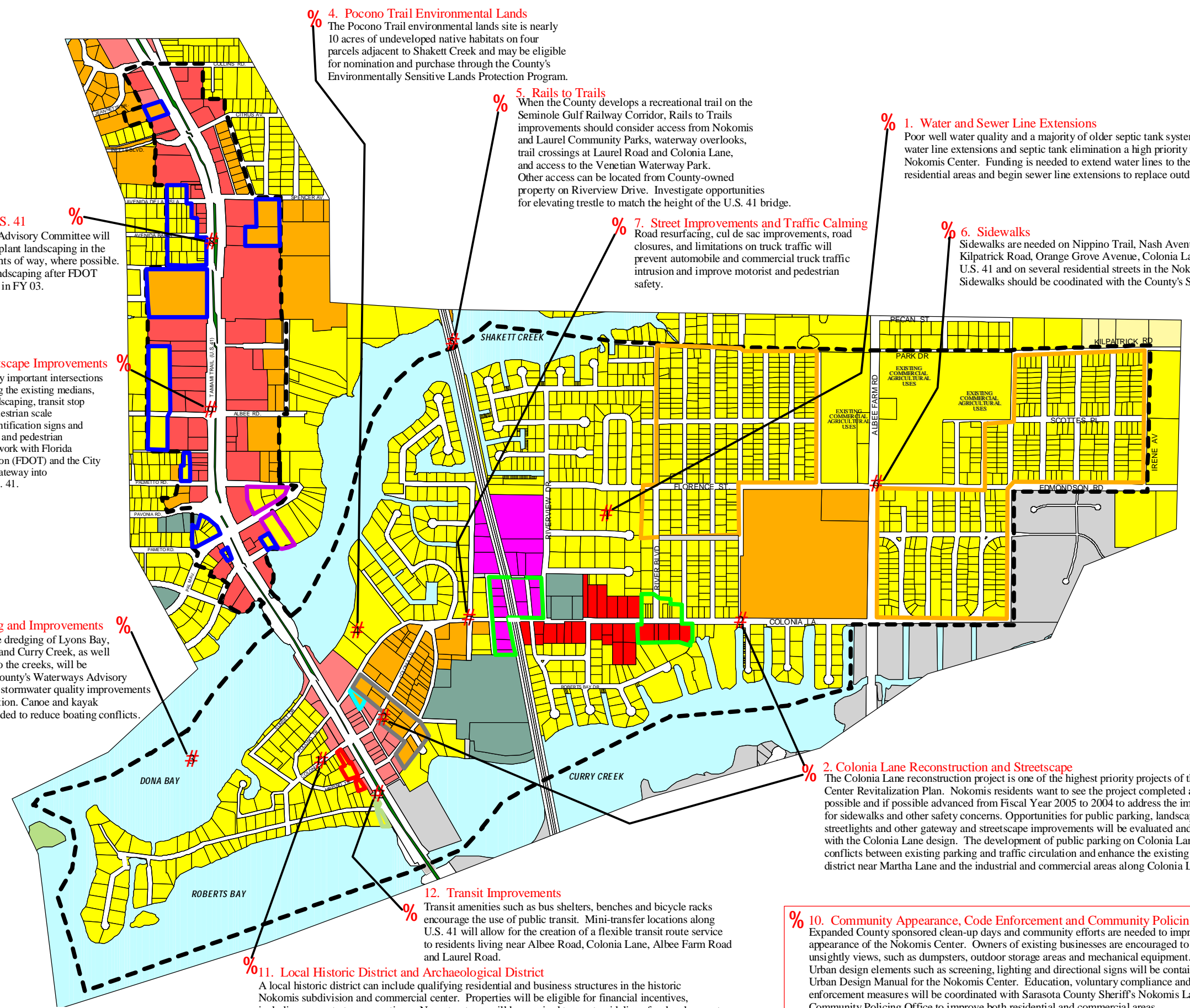
# FIGURE 1-2 NOKOMIS CENTER REVITALIZATION PLAN FUTURE LAND USE MAP AND PLAN AT A GLANCE



SCALE  
1000 0 1000 Feet

## LEGEND

- STUDY AREA
- UNPAVED R.O.W.
- PLANNED MEDIAN
- U. S. 41 COMMERCIAL CORRIDOR
- NEIGHBORHOOD COMMERCIAL CENTER
- INDUSTRIAL ENCLAVE
- COMMERCIAL ENCLAVE
- MIXED USE
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- CITY OF VENICE
- ISLAND
- WATER
- U. S. 41 COMMERCIAL CORRIDOR "A"
- NEIGHBORHOOD COMMERCIAL CENTER "B"
- COMMERCIAL BUFFER AREA "C"
- COLONIA LANE NEIGHBORHOOD COMMERCIAL CENTER "D"
- ARTS & OFFICE LIVE/WORK DISTRICT
- MEDIUM DENSITY RESIDENTIAL
- GREEN SPACE
- RC ZONE DISTRICT AMENDMENT AREA



**% 4. Pocono Trail Environmental Lands**  
The Pocono Trail environmental lands site is nearly 10 acres of undeveloped native habitats on four parcels adjacent to Shakett Creek and may be eligible for nomination and purchase through the County's Environmentally Sensitive Lands Protection Program.

**% 5. Rails to Trails**  
When the County develops a recreational trail on the Seminole Gulf Railway Corridor, Rails to Trails improvements should consider access from Nokomis and Laurel Community Parks, waterway overlooks, trail crossings at Laurel Road and Colonia Lane, and access to the Venetian Waterway Park. Other access can be located from County-owned property on Riverview Drive. Investigate opportunities for elevating trestle to match the height of the U.S. 41 bridge.

**% 1. Water and Sewer Line Extensions**  
Poor well water quality and a majority of older septic tank systems make water line extensions and septic tank elimination a high priority in the Nokomis Center. Funding is needed to extend water lines to the residential areas and begin sewer line extensions to replace outdated septic tanks.

**% 6. Sidewalks**  
Sidewalks are needed on Nippino Trail, Nash Avenue, Osceola Street, Kilpatrick Road, Orange Grove Avenue, Colonia Lane west of U.S. 41 and on several residential streets in the Nokomis East Subdivision. Sidewalks should be coordinated with the County's Street Tree Program.

**% 7. Street Improvements and Traffic Calming**  
Road resurfacing, cul de sac improvements, road closures, and limitations on truck traffic will prevent automobile and commercial truck traffic intrusion and improve motorist and pedestrian safety.

**% 8. Landscaping on U.S. 41**  
The County's Street Tree Advisory Committee will coordinate with FDOT to plant landscaping in the medians and along the rights of way, where possible. The County will install landscaping after FDOT widens U.S. 41 beginning in FY 03.

**% 9. Gateway and Streetscape Improvements**  
Gateway treatments beautify important intersections and can include landscaping the existing medians, lighting to enhance the landscaping, transit stop shelters, decorative and pedestrian scale streetlights, community identification signs and paver bricks for crosswalks and pedestrian features. The County will work with Florida Department of Transportation (FDOT) and the City of Venice to create major gateway into Nokomis/Venice along U.S. 41.

**% 3. Waterway Dredging and Improvements**  
Decisions regarding future dredging of Lyons Bay, Dona Bay, Shakett Creek and Curry Creek, as well as private canals leading to the creeks, will be coordinated through the County's Waterways Advisory Group and should include stormwater quality improvements and marine habitat restoration. Canoe and kayak launches and trails are needed to reduce boating conflicts.

**% 2. Colonia Lane Reconstruction and Streetscape**  
The Colonia Lane reconstruction project is one of the highest priority projects of the Nokomis Center Revitalization Plan. Nokomis residents want to see the project completed as soon as possible and if possible advanced from Fiscal Year 2005 to 2004 to address the immediate need for sidewalks and other safety concerns. Opportunities for public parking, landscaping, decorative streetlights and other gateway and streetscape improvements will be evaluated and coordinated with the Colonia Lane design. The development of public parking on Colonia Lane will reduce conflicts between existing parking and traffic circulation and enhance the existing commercial district near Martha Lane and the industrial and commercial areas along Colonia Lane.

**% 12. Transit Improvements**  
Transit amenities such as bus shelters, benches and bicycle racks encourage the use of public transit. Mini-transfer locations along U.S. 41 will allow for the creation of a flexible transit route service to residents living near Albee Road, Colonia Lane, Albee Farm Road and Laurel Road.

**% 11. Local Historic District and Archaeological District**  
A local historic district can include qualifying residential and business structures in the historic Nokomis subdivision and commercial center. Properties will be eligible for financial incentives, including property tax exemptions. New structures will be required to meet guidelines for development approval. An historic guide to the area will encourage visitors.

**% 10. Community Appearance, Code Enforcement and Community Policing**  
Expanded County sponsored clean-up days and community efforts are needed to improve the appearance of the Nokomis Center. Owners of existing businesses are encouraged to screen unsightly views, such as dumpsters, outdoor storage areas and mechanical equipment. Urban design elements such as screening, lighting and directional signs will be contained in an Urban Design Manual for the Nokomis Center. Education, voluntary compliance and stricter enforcement measures will be coordinated with Sarasota County Sheriff's Nokomis Laurel Community Policing Office to improve both residential and commercial areas.