



The Voice of Nokomis

Newsletter of the Nokomis Area Civic Association
Vol. 23, No. 1, January 2018

Next NACA General Meeting

Wednesday, January 24, 6:30 pm, Nokomis Community Center
234 Nippino Trail East, Nokomis — Free! All Are Welcome!

LOCAL ATTORNEY DAN LOBECK of CONTROL GROWTH NOW “PROTECTING OUR NEIGHBORHOODS”

MESSAGE FROM THE PRESIDENT

Bill Cantrell, NACA President, billcantrell@verizon.net

NACA QUARTERLY MEETING: WED., JAN. 24, DOORS OPEN 6:30 PM, PROGRAM AT 7:00

A recent poll of Sarasota County residents indicates that our biggest concern is growth and its effect on our quality of life. (Here's a little arithmetic problem for you to help illustrate the situation: If bacteria in a flask double their population every minute starting at 11:00 am, and at 12 noon the flask is full, at what time is the flask only half full? The answer is given at the end of this article.)

Are you concerned about the impacts of unbridled property development and population growth on traffic, infrastructure, schools, neighborhoods, public parks, public-beach access, wetlands and the environment — on the quality of life here in general?

Do you believe growth should be made to pay its own way rather than the costs of growth be placed on the backs of the taxpaying public? Then come to our January 24th meeting at the Nokomis Community Center and hear our guest speaker, attorney Dan Lobeck, co-founder and President of Control Growth Now.

For almost thirty years, the grass-roots citizens' organization Control Growth Now has attempted to do everything in its power to protect all that makes Sarasota



Dan Lobeck

County a wonderfully special place to live, visit, and do business.

Mr. Lobeck will discuss how to balance the influence of developers with protection of our neighborhoods, natural environment, mobility, and taxpayer burden; in addition, how to keep Sarasota County a desirable place to live, work, and visit.

Doors open at 6:30 pm, with coffee and sweets; our program begins at 7:00. See you soon. Bring a friend!

[Answer to bacteria problem: 11:59 am. Population growth at a constant rate can really sneak up on you!]

CONGRATULATIONS, MISSION ESTATES HOA!

Mission Estates Homeowners Association participated in the 2017 Sarasota County Neighborhood Challenge, completing scorecards to evaluate the neighborhood's level of involvement, sustainability and health. On November 14th, 2017, Mission Estates was recognized as one of three top-scoring Neighborhood Challenge champions!

Thank you for all your hard work and the enhancement our Nokomis Community.

Homeowner Association Presidents: please send email-address changes to billcantrell@verizon.net.

To see a COLOR version of the newsletter, Nokomis improvement updates, and other useful and interesting information, visit NACA's internet website, <http://naca-nokomis.com>.

NACA OPPOSES PLANNED DRUG-REHAB FACILITY LOCATION

In May of 2017, several NACA Board members met with John Sabow, a developer from Suncorp Properties who is representing a company interested in purchasing Nokomis Inn & Suites from Henry Rodriguez. The proposed repurpose of the property is to become a drug rehab facility or, more technically, a “behavioral medical facility.” The facility will require a special exception from the County, for which they will be applying.

Knowing of NACA and community opposition, Suncorp Properties went ahead and purchased the Nokomis Inn & Suites in early December 2017. On December 18th, there was a Neighborhood Workshop which allowed concerned residents to ask questions of the developer. The general sentiment of the large group attending was of disappointment and non-support. Suncorp Properties will go forward and file an application with Sarasota County in January. After filing, they will go before the Planning Commission probably sometime in March of 2018.

While NACA does not support this type of facility at the proposed location, it is **not opposed to the facility itself**. So many of our residents feel the proposed location is not in our community’s best interest or vision... especially after all the community input for the US 41 Corridor Improvement and Revitalization Plan that has been in place with County staff and officials since 2001. We know this proposed use is not a positive for Nokomis in such a high-profile, Tamiami Trail location — the heart of our Revitalization District. In addition, there are several schools with young children nearby.

In an extensive 2014 study conducted in Virginia that measured the effect of treatment centers on property values, the data showed that there was an adverse impact on the price of neighboring homes of approximately 8% less than comparable homes located further away. (A copy of this study is available upon request.)

A facility like this would be beneficial to any community struggling with behavioral issues and substance abuse. However, patients of this facility, according to the presenters at the recent Neighborhood Workshop, would more than likely travel from all distances, while our local community would largely go unserved, due to the cost of entry. It does not appear that this organization does any outreach to help the communities in which they operate.

Based on all these factors, NACA is opposed to approving the special exception for this location and will keep the community informed of the Planning Commission Hearing date. □

WATERWAYS REPORT

Patrick E. McCarthy, NACA Waterways Chair

Ongoing lawsuits regarding dredging of Big Pass between Lido and Siesta Keys have delayed a federal project to the point that Big Pass is no longer considered navigable by the US Coast Guard. Add to this the fact that New Pass, between Lido and Longboat Keys, has also been declared “not navigable” by the USCG, and we have a very interesting situation: **At this time, the ONLY pass that allows a deep-draft vessel to enter Sarasota County from the Gulf of Mexico is the Venice Inlet.**

Think about that, while we promote our “waterfront” lifestyle and boating amenities to the world. Small factions use the courts to “save” something they do not understand, while the very infrastructure we rely on is failing. Will Big Pass and New Pass go the way of Midnight Pass? Can we, as a coastal community, allow such a thing to happen? History shows that we will. Only time will tell if we continue to make the same poor choices.

Fortunately, we have the Venice Inlet in our back yard. But consider the impact when EVERY boat in Sarasota County has to use it to reach the Gulf.

Be safe out there, people! Sea you on the water. □

CHURCH WANTS SPECIAL ZONING EXCEPTION FOR CHURCH AND SCHOOL

Vicki Provencher, NACA Communications

On December 12th, 2017, a NACA Board Member attended a Neighborhood Workshop organized by Victory Baptist Church, which is proposing a special exception to County zoning laws to build a place of worship and a school to be located at 601 Laurel Rd. E., just east of the Legacy Trail bike route. The property is currently designated as Low Density Residential and is zoned as RE-1 (Residential Estate, 1 dwelling unit per 1 acre). If approved, the special exception would result in Victory Baptist Church being allowed to build a 29,054-square-foot facility on the property that would include a 7,982-square-foot place of worship and a 21,072-square-foot school and gymnasium.

Pastor Frank Kelly, the pastor of Victory Baptist Church, currently located at 261 Tamiami Trail S. in Nokomis, spoke passionately about his vision for the property and his desire to serve our community. The proposed design, presented by Ron Sivitz, of Sivitz Innovative Designs, characterized what the facility would look like fully built out, which could take several years to

NACA MEMBERSHIP APPLICATION — \$5 PER YEAR OR \$20 FOR 5 YEARS

Please include any information that does not appear on your check on the application below.

Make check payable to "NACA." U.S. checks only, please!!! Remember the Bonus Offer: one free year of dues (includes a year's subscription to the newsletter) for every NEW member you sponsor. Your name must appear on their application to receive credit.

Date _____ Amount Paid _____ Check one: New Member Renewal Number of Adults in Household _____
PLEASE PRINT!!

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Florida Address _____

City, State, Zip _____

Phone _____ Email _____

Homeowners' Assoc. _____ Name of sponsoring NACA member if applicable _____

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NACA MEMBERSHIP AND NEWSLETTER

Have you paid your 2018 dues yet? The number on the second line of your mailing label is the year through which you are paid. If you have questions, please contact our Treasurer, Victor Bagnardi.

We welcome your membership and encourage you to invite your neighbors to join, too, as there is great "strength in numbers." Please report any changes of address or other corrections to your mailing or membership information to Victor by mail or email at

vbagnardi@verizon.net. No phone calls please.

Send your check payable to "NACA" for \$5 per year per household or \$20 for five years (U.S. checks only please!) and application below to:

NACA Treasurer
P. O. Box 453
Nokomis, FL 34274-0453

NACA BOARD OF DIRECTORS

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VICTORY BAPTIST CHURCH (Cont'd)

complete. It should be noted that the church needs the exception to operate and/or build on the property.

Local residents and adjoining property owners raised a number of concerns, including the lack of acceleration and deceleration road lanes required by the County, and its proximity to the new Dollar General and to the Laurel-Nokomis School east of this site, neither having these

lane requirements.

Residents also expressed a concern regarding water run-off and recommended "flipping" the site so that the storm-water pond and open field be located in the front of the property, as well as moving the physical buildings parallel to the Legacy Trail. This would allow the adjoining property owners significantly more privacy and reduced light leakage. These recommendations would



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VICTORY BAPTIST CHURCH (Cont'd)

represent a significant cost increase for fill as the property's low point is where the storm-water pond is currently proposed, according to the presenters.

Pastor Kelly shared that he would hope to expand the church's community outreach to creating a soup kitchen, as well as providing homeless services.

While this workshop was only the first step in the special-exception process, it appears the church still has much work to do in gaining the support of the surrounding residents and the community at large.

Unfortunately, there will most likely not be another Neighborhood Workshop, as the next step for the church will be to submit its application to the County and go before the Sarasota County Planning Commission.

NACA will keep its members informed as the process continues.

VITAL IMPORTANCE OF NACA MEMBERSHIP

Did you know that NACA has over 250 members? In 2017, our quarterly meetings attracted over 40 first-time attendees. We are very excited with the community's engagement and we thank you for your support of the Association. Our goal is to grow our membership by 10% in 2018 and we need your assistance. ***Please consider asking a friend or neighbor to attend our first quarterly meeting next year at the Nokomis Community Center on Wednesday, January 24.***

Our membership fee is just \$5 for one year's membership and \$20 for five years. This small fee assists NACA in producing the newsletter, covering the cost of our quarterly meetings, and technical expenses. For membership questions or to become a member, please contact Vicki Provencher at naca.nokomis@gmail.com.

Thank you! □

NOKOMIS AREA CIVIC ASSOCIATION
General Meeting – Wed., Jan. 24, 6:30 pm

Nokomis Community Center, 234 Nippino Trail East, Nokomis

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