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Reply to: Lakewood Ranch

MEMORANDUM

DATE: March 11, 2026
TO: City Council
FROM: R. David Jackson, Assistant City Attorney
THROUGH: Kelly M. Fernandez, City Attorney
SUBJECT: Establishment of Nokomis Grove Community Development District -
City of Venice Ordinance No. 2026-12

The City of Venice has received a petition from CSP-Grand Oaks Venice Land I, LLC (the "Petitioner"), owners of approximately 60.4361 acres of land generally bounded by Knights Trail Road to the west and Gene Green Road to the south (the "Property"), to establish the Nokomis Groves Community Development District (the "CDD"), pursuant to the Uniform Community Development District Act of 1980, and Chapter 190, Florida Statutes. The petition filed by the Petitioner to establish the CDD (the "Petition"), is attached as Exhibit "A" to proposed Ordinance No. 2026-12 establishing the CDD. Establishment of the CDD will require two readings of proposed Ordinance No. 2026-12.

Under the Uniform Community Development District Act of 1980, a community development district is defined as:

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

a local unit of special-purpose government which is created pursuant to this act and limited to the performance of those specialized functions authorized by this act; the governing head of which is a body created, organized, and constituted and authorized to function specifically as prescribed in this act for the purpose of the delivery of urban community development services; and the formation, powers, governing body, operation, duration, accountability, requirements for disclosure, and termination of which are as required by general law.

Section 190.003(6), Florida Statutes (F.S).

Pursuant to Section 190.005(2)(e), F.S., the City Council shall conduct a public hearing on a petition to establish a community development district and consider the record of the public hearing and the following factors in making its determination whether to grant or deny the petition:

1. Whether all statements contained within the petition have been found to be true and correct.
2. Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
5. Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. Whether the area that will be served by the district is amenable to separate special-district government.

Section 190.005(1)(e), F.S.

The Property for the proposed CDD is located entirely within the limits of the City of Venice. The specific boundaries of the Property to comprise the proposed CDD are shown in Exhibit 1 to the Petition (Location Map) and Exhibit 2 to the Petition (Legal Description).

The Petitioner is the only owner of the Property for the proposed CDD and the Petitioner has further provided written consent to establish the proposed CDD under Exhibit 3 to the Petition. In addition, the Petitioner has designated the five persons to serve as the proposed CDD's initial

members of the CDD's Board of Supervisors in the Petition. The Petition also includes a copy of the existing and future land use map for the Property (Exhibit 4), an existing utility and outfall map (Exhibit 5), a proposed infrastructure construction cost estimate and timetable (Exhibit 6), and, under Exhibit 7 to the Petition, a statement of estimated regulatory costs, as required pursuant to Section 190.005, Florida Statutes, for a petition to establish a community development district.

The Petition to establish the Nokomis Groves Community Development District satisfies all statutory requirements. Further, City staff has reviewed the Petition and there are no outstanding technical or legal issues that would prevent City Council from taking action on the Petition as set forth in proposed Ordinance No. 2026-12.