

BEFORE THE CITY COUNCIL OF THE  
CITY OF VENICE, FLORIDA

IN RE:            PETITION TO ESTABLISH            )  
                      NOKOMIS GROVES COMMUNITY        )  
                      DEVELOPMENT DISTRICT            )

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**AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY**

STATE OF FLORIDA  
COUNTY OF   POLK  

I, Kevin Chinoy, being first duly sworn, do hereby state for my affidavit as follows:

1.        I have personal knowledge of the matters set forth in this affidavit.
2.        My name is Kevin Chinoy and I am an designated representative of CSP-Grand Oaks Venice Land I, LLC for the purposes of this project.
3.        The prepared written, pre-filed testimony consisting of six (6) pages, submitted under my name to the City Council of the City of Venice, Florida, relating to the petition to establish Nokomis Groves Community Development District and attached hereto, is true and correct.
4.        If I were asked the questions contained in the pre-filed testimony orally at the establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
5.        My credentials, experience and qualifications concerning land development and related matters are accurately set forth in my pre-filed testimony.
6.        No corrections or amendments to my pre-filed testimony are required.

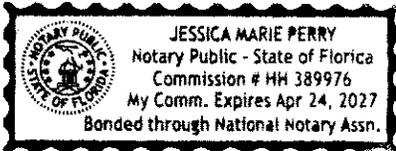
Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 10<sup>th</sup> day of March 2026.

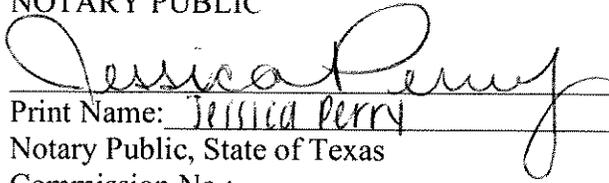
  
Kevin Chinoy

STATE OF FLORIDA  
COUNTY OF POIK

The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of March 2026, by Kevin Chinoy, who appeared before me this day in person, and who is either  personally known to me, or  produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

  
Print Name: Jessica Perry  
Notary Public, State of Texas  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



1 **10. Please generally describe each of the exhibits attached to the Petition.**

2  
3 Exhibit 1 is the map showing the general location of the proposed District.

4  
5 Exhibit 2 is the metes and bounds legal description of the lands to be included within the  
6 proposed District.

7  
8 Exhibit 3 is the Consent of Landowner to the establishment of the proposed District,  
9 executed by CSP-Grand Oaks Venice Land I, LLC, which represents the consent of one  
10 hundred percent (100%) of the owner of the lands to be included within the District.

11  
12 Exhibit 4 shows the existing use for the lands contained in the proposed District and  
13 surrounding areas. The distribution, location, and extent of the public and private land uses  
14 proposed for the District by the future land use plan element of the City's Future Land Use  
15 Plan are also depicted in Exhibit 4.

16  
17 Exhibit 5 indicates the location of major outfall canals and drainage basins for the lands  
18 within the proposed District as well as the location of existing major trunk water mains and  
19 wastewater interceptors within the currently undeveloped lands proposed to be included  
20 within the District.

21  
22 Composite Exhibit 6 describes the construction timetable and the types of facilities the  
23 District presently expects to finance, construct, and install, as well as the entities  
24 anticipated for future ownership, operation, and maintenance.

25  
26 Exhibit 7 is the Statement of Estimated Regulatory Costs ("SERC"), required by statute.

27  
28 Exhibit 8 is the authorization of agent form, which authorizes Kilinski | Van Wyk PLLC  
29 to act as agent for the Petitioner.

30  
31 Exhibit 9 includes the warranty deeds granting ownership of the lands to be included in the  
32 proposed District to CSP-Grand Oaks Venice Land I, LLC.

33  
34 **11. Were these exhibits prepared by you or under your supervision?**

35  
36 Yes, the Petitioner engaged a consultant team and directed the preparation of the exhibits  
37 to the Petition. I reviewed the Petition and exhibits prior to its filing.

38  
39 **12. Are the contents of the Petition and the Exhibits attached to it and referenced above  
40 true and correct to the best of your knowledge?**

41  
42 Yes.

43  
44 **13. Are you familiar with the area that is proposed to be included within the District?**

45  
46 Yes, I am familiar with the general area and the site specifically.

1  
2 **14. Approximately how large is the proposed District in acres?**

3  
4 The proposed District covers approximately 60.44 acres, more or less, of land.

5  
6 **15. What steps were taken with respect to filing the Petition with the City?**

7  
8 On or around February 11, 2026, the Petitioner filed the Petition with the City. The  
9 Petitioner paid the filing fees, in accordance with the City's fee schedule requirements.

10  
11 **16. Has notice of the hearing been provided in accordance with Section 190.005, *Florida***  
12 ***Statutes*?**

13  
14 Yes. The Notice of Public Hearing has been published as a display ad in the Venice  
15 Gondolier, a newspaper of general circulation in Sarasota County and of general interest  
16 and readership in the community. Proof of publication has been or will be requested and  
17 will be available by the time of the establishment hearing.

18  
19 **17. Who are the five (5) persons designated in the Petition to serve as the initial Board of**  
20 **Supervisors?**

21  
22 The five persons include: myself, Christopher Cimini, Mark Shortino, Alexander Ward,  
23 and Joshua Streitmatter.

24  
25 **18. Do you know each of these persons personally?**

26  
27 Yes, I do.

28  
29 **19. Are each of the persons designated to serve as the initial Board of Supervisors**  
30 **residents of the State of Florida and citizens of the United States?**

31  
32 Yes, they are.

33  
34 **20. Are there residential units planned for development within the proposed District?**

35  
36 Yes. There are approximately 345 residential units planned for development within the  
37 proposed District.

38  
39 **21. Are there residents currently living within the areas to be included within the District,**  
40 **and, if so, have they been notified about the creation of the District?**

41  
42 No. As of this date, there are no residents currently living in any of the areas proposed to  
43 be included within the boundaries of the proposed District.

44  
45 **22. Would you please describe the proposed timetable for development of land within the**  
46 **proposed District?**

1  
2 The proposed timetable for the construction of infrastructure to develop the land is  
3 expected to occur in one phase over an estimated two (2)-year period from 2026 through  
4 2027.

5  
6 **23. Would you generally describe the services and facilities you currently expect the**  
7 **proposed District to provide?**  
8

9 The Petitioner presently intends for the District to be involved in providing the following  
10 services and facilities: stormwater management systems, water, wastewater, and reclaim  
11 utility systems, roadway improvements, offsite roadway improvements, hardscape  
12 including entry features and signage, landscape, irrigation, and recreational amenity  
13 improvements. Capital costs of these improvements, including associated contingencies  
14 and professional fees, will be borne by the District. The Petitioner's good faith expectation  
15 of the costs associated with the acquisition or construction of such improvements is  
16 itemized in Composite Exhibit 6 of the Petition.  
17

18 **24. Are these costs expected to include the cost of acquiring land from the developer?**  
19

20 No.  
21

22 **25. Do you have an opinion, as someone experienced in development, as to whether the**  
23 **area of land to be included within the proposed District is of sufficient size, is**  
24 **sufficiently compact, and is sufficiently contiguous to be developable as one functional**  
25 **interrelated community?**  
26

27 Yes.  
28

29 **26. What is your opinion?**  
30

31 The proposed District has sufficient land area, and is sufficiently compact and contiguous  
32 to be developed, with the roadway, drainage, water and sewer, and other infrastructure  
33 systems, facilities and services contemplated. The District will operate as one functionally  
34 interrelated community.  
35

36 **27. What is the basis for your opinion?**  
37

38 The size of the proposed District is approximately 60.44 acres of land, more or less. Based  
39 on my previous experience, the proposed District is of sufficient size, compactness, and  
40 contiguity to be developed as a functional interrelated community.  
41

42 The qualities of compactness, contiguity, and size relate directly to whether an area can  
43 become one functional interrelated community. From the standpoint of the provision,  
44 management and operation of the community infrastructure expected to be provided by the  
45 District, the acres contemplated for inclusion within the District is sufficiently compact,  
46 contiguous and of sufficient size to maximize the successful delivery of these infrastructure

1 improvements to these lands. The delivery of services and facilities to the lands within the  
2 District will not be hampered by insurmountable barriers or spatial problems. The area  
3 within the District is suitably configured to maximize the benefits available from the  
4 District services and facilities to be provided.

5  
6 **28. In general, what financing methods does the Petitioner propose that the proposed**  
7 **District use to pay for the anticipated facilities and services?**

8  
9 The Petitioner presently expects that the District will finance certain services and  
10 improvements through the issuance of tax-exempt bonds. The debt issued by the proposed  
11 District is expected to be retired by funds from landowners in the form of “non-ad valorem”  
12 or “special” assessments on benefitted property within the proposed District. Ongoing  
13 maintenance and operational activities are expected to be funded by maintenance special  
14 assessments. At present, the Petitioner expects that the proposed District may issue both  
15 long- and short-term bonds that will pay a portion of the cost of these facilities. The short-  
16 term bonds, and any facilities not financed with a bond issue, will be funded by the  
17 developer through conventional bank financing.

18  
19 **29. Who will be responsible for paying the proposed District’s assessments?**

20  
21 Only those property owners, including the developer, within the proposed District will be  
22 responsible for paying District assessments.

23  
24 **30. Will these debts of the proposed District be an obligation of the City or the State of**  
25 **Florida?**

26  
27 No. Florida law provides that community development district debt cannot become the  
28 obligation of a city, a county, or the state without the consent of that government.

29  
30 **31. Why is the Petitioner seeking to have a community development district established**  
31 **for this area?**

32  
33 Districts are an efficient, effective way to provide infrastructure and have become accepted  
34 in the marketplace by home buyers. Further, they are a preferred method of long term  
35 maintenance by water management districts and other regulatory agencies because they  
36 offer professional staff, assessments collected on the tax roll which makes funding secure  
37 and other benefits not offered by a private entity operator of infrastructure.

38  
39 From our perspective, the establishment of a District is logical for this project. It is a long-  
40 term, stable, financially-secure entity. The District is a structured, formal entity, with the  
41 legal ability to respond to current and future changes in the circumstances and desires of  
42 its residents. This project requires that the landowners within the development must  
43 provide for the ownership and maintenance of the roadways and stormwater management  
44 system. A District is the best mechanism for the perpetual maintenance and operation of  
45 such improvements. Under Florida law, the District has access to the county tax collection  
46 mechanisms, which helps ensure that assessments will be collected and that the facilities

1 will be maintained. In that sense, to us, it is preferable to a property owners' association.

2  
3 In addition, the District has the financial capability to assist in the provision of necessary  
4 capital improvements sooner than might otherwise be the case. The City, developers,  
5 builders and residents will all benefit from these improvements in terms of access, traffic  
6 flow, safety, and general property value enhancement.

7  
8 **32. Does this conclude your testimony?**

9  
10 Yes.

11