

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF VENICE, FLORIDA, ESTABLISHING THE NOKOMIS GROVES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE DISTRICT'S EXTERNAL BOUNDARIES; PROVIDING FOR FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR THE INITIAL BOARD OF SUPERVISORS FOR THE DISTRICT; ADDRESSING CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on February 11, 2026, CSP-Grand Oaks Venice Land I, LLC, submitted a Petition to Establish a Community Development District ("Petition") in accordance with Section 190.005(2), Florida Statutes; and

WHEREAS, the Petition, which is attached hereto as Exhibit "A" and made a part hereof contains the information required in Section 190.005(1)(a), Florida Statutes; and

WHEREAS, public hearings on the Petition were conducted by the city council on March 24, 2026, and April 14, 2026, in accordance with the requirements of Sections 190.005(2)(b) and 190.005(1)(d), Florida Statutes; and

WHEREAS, the city council has reviewed the six factors set forth in Section 190.005(1)(e) and the record of the public hearings held on March 24, 2026, and April 14, 2026, in making its determination as to whether to grant or deny the establishment of the Nokomis Groves Community Development District (the "District"); and

WHEREAS, the city council has determined that:

1. All statements contained within the Petition have been found to be true and correct.
2. The establishment of the proposed District is not inconsistent with any applicable element or portion of the state comprehensive plan or of the City of Venice's comprehensive plan.
3. The land within the proposed District is of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community.
4. The establishment of the proposed District is the best alternative available for delivering the community development services and facilities to the lands within the District boundaries.
5. The proposed community development services and facilities to be provided by the proposed District are not incompatible with the capacity and uses of existing local and regional community services and facilities.

6. The area identified in the Petition that will be served by the proposed District is amenable to separate special-district government; and

WHEREAS, the city council has determined that the establishment of the District would be consistent with the criteria for community development districts as set forth in the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, as follows:

SECTION 1. The Whereas clauses above are ratified and confirmed as true and correct.

SECTION 2. In accordance with the provisions of Chapter 190, Florida Statutes, the city council of the City of Venice, Florida, hereby establishes a community development district as follows:

Establishment and name: There is hereby established a Community Development District to be known as NOKOMIS GROVES COMMUNITY DEVELOPMENT DISTRICT.

Legal description of external boundaries: The legal description for the District is incorporated herein by reference as Exhibit 2 of the Petition. In addition, a map depicting the land area to be serviced by the District is included as Exhibit 1 of the Petition.

Board of Supervisors: The initial Board of Supervisors are as follows. Their terms, powers and duties are as described in Chapter 190, Florida Statutes:

- (a) Christopher Cimini
- (b) Mark Shortino
- (c) Alexander Ward
- (d) Kevin Chinoy
- (e) Joshua Streitmatter

SECTION 3. The powers and functions of the District are described in Sections 190.011 and 190.012(1), Florida Statutes. The Charter of the District shall be as set forth in Chapter 190, Florida Statutes, as created by general law. Pursuant to Section 190.012(2)(a) and (2)(d), Florida Statutes, and without intending to limit the same, the District's Board of Supervisors may further exercise certain additional powers

SECTION 4. The City Council consents to the exercise of certain additional powers by the District as set forth in Section 190.012(2)(a) and (d), Florida Statutes, to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for (1) community space and facilities for indoor and outdoor recreational, cultural, and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by applicable governmental agencies; except that the District may not exercise any police power, but may

contract with the City for an increased level of such services within the District boundaries, all as authorized and described by Section 190.012(2)(d), Florida Statutes.

SECTION 5. Any individuals who purchase property in the District should be advised of the existence of the District, as well as the costs associated with owning property within the District.

SECTION 6. The correction of typographical and/or scrivener's errors which do not affect the intent of the ordinance may be authorized by the City Manager or their designee, without public hearing, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 7. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 8. If for any reason a provision of this ordinance or the application thereof to any person, group or persons, or circumstances are held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of the ordinance are severable.

SECTION 9. Effective date. This ordinance shall take effect immediately upon its adoption, as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA THIS 14TH DAY OF APRIL 2026.

First Reading: March 24, 2026

Final Reading: April 14, 2026

Adoption: April 14, 2026

Nick Pachota, Mayor

ATTEST:

Kelly Michaels, MMC, City Clerk

Approved as to form:

City Attorney, Kelly Fernandez

I, Kelly Michaels, MMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the Venice City Council at a meeting thereof duly convened and held on the 14th day of April, 2026, a quorum being present.

WITNESS my hand and official seal of the said City this 14th day of April, 2026.

(SEAL)

Kelly Michaels, MMC, City Clerk

Ordinance 2026-12 Attachment - "Exhibit A"

ESTABLISHMENT OF NOKOMIS GROVES COMMUNITY DEVELOPMENT DISTRICT

SUBMITTAL OF AMENDED PETITION AND EXHIBITS

JANUARY 23, 2026

Jennifer Kilinski
Florida Bar No. 69367
jennifer@cddlawyers.com
Patrick Collins
Florida Bar No. 1038611
patrick@cddlawyers.com
KILINSKI | VAN WYK PLLC
517 East College Avenue
Tallahassee, Florida 32301
(877) 350-03726

**BEFORE THE CITY COUNCIL OF THE
CITY OF VENICE, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, CSP-Grand Oaks Venice Land I, LLC, a New York limited liability company authorized to transact business in Florida (hereinafter “Petitioner”), hereby petitions the City Council of the City of Venice, Florida pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a Community Development District (hereinafter “District”), with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Venice, Florida, and covers approximately 60.4361 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The legal description of the lands that form the external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property in accordance with Section 190.005, *Florida Statutes*. Documentation of consent to the establishment of the District is contained in **Exhibit 3**.

4. Initial Board Members. The five persons to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Christopher Cimini
Address: 8867 Starhaven Cove
Boynton Beach, Florida 33473

Name: Mark Shortino
Address: 2822 Capistrano Way
Naples, Florida 34105

Name: Alexander Ward
Address: 304 S. Willow Avenue
Tampa, Florida 33606

Name: Kevin Chinoy
Address: 346 East Central Avenue
Winter Haven, Florida 33880

Name: Joshua Streitmatter
Address: 304 S. Willow Avenue
Tampa, Florida 33606

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The name of the proposed District is the Nokomis Groves Community Development District.

6. Future Land Use. **Exhibit 4** shows the distribution, location, and extent of the public and private land uses proposed for the District by the future land use plan element of the City's Future Land Use Plan. These proposed land uses will be consistent with the City's Comprehensive Plan. While this Petition contains proposed land use information, Petitioner acknowledges that community development districts are not empowered to exercise the same permitting, zoning, or general police powers possessed by the local unit of general-purpose government within which a district is located.

7. Major Water and Wastewater Facilities. **Exhibit 5** indicates the current location of major outfall canals and drainage basins for the lands within the proposed District as well as the

location of existing major trunk water mains, reuse water mains and wastewater interceptors within the currently undeveloped lands to be included within the District.

8. District Facilities and Services. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District in one (1) phase over an estimated two (2) year period from 2026 through 2027. **Composite Exhibit 6** describes the construction timetable and the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Composite Exhibit 6**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the Statement of Estimated Regulatory Costs (“SERC”) prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The authorized agent for Petitioner is Jennifer Kilinski, Esq. of Kilinski | Van Wyk, PLLC. The Authorization of Agent is attached to this petition as **Exhibit 8**.

Copies of all notices and correspondence should be sent to:

Jennifer Kilinski
jennifer@cddlattorneys.com
KILINSKI | VAN WYK PLLC
517 East College Avenue
Tallahassee, Florida 32301
(877) 350-0372

11. Warranty Deed. A copy of the warranty deed for the lands to be included within the proposed District is provided in **Exhibit 9**.

12. This petition is to establish the Nokomis Groves Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with the applicable elements or portions of the effective State Comprehensive Plan or the City of Venice's Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community and will be developed in that manner.

c. The establishment of the District will prevent the general body of taxpayers in the City of Venice from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests for the City Council of the City of Venice, Florida to:

a. Schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;

b. Grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;

c. Consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: community space and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to, walls, fences and electronic intrusion detection all as authorized and described by Section 190.012(2)(a) and (d), *Florida Statutes*; and

d. Grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 23rd day of January 2026.

KILINSKI | VAN WYK PLLC



Jennifer Kilinski

Florida Bar No. 69367

jennifer@cddlwyers.com

Patrick Collins

Florida Bar No. 1038611

patrick@cddlwyers.com

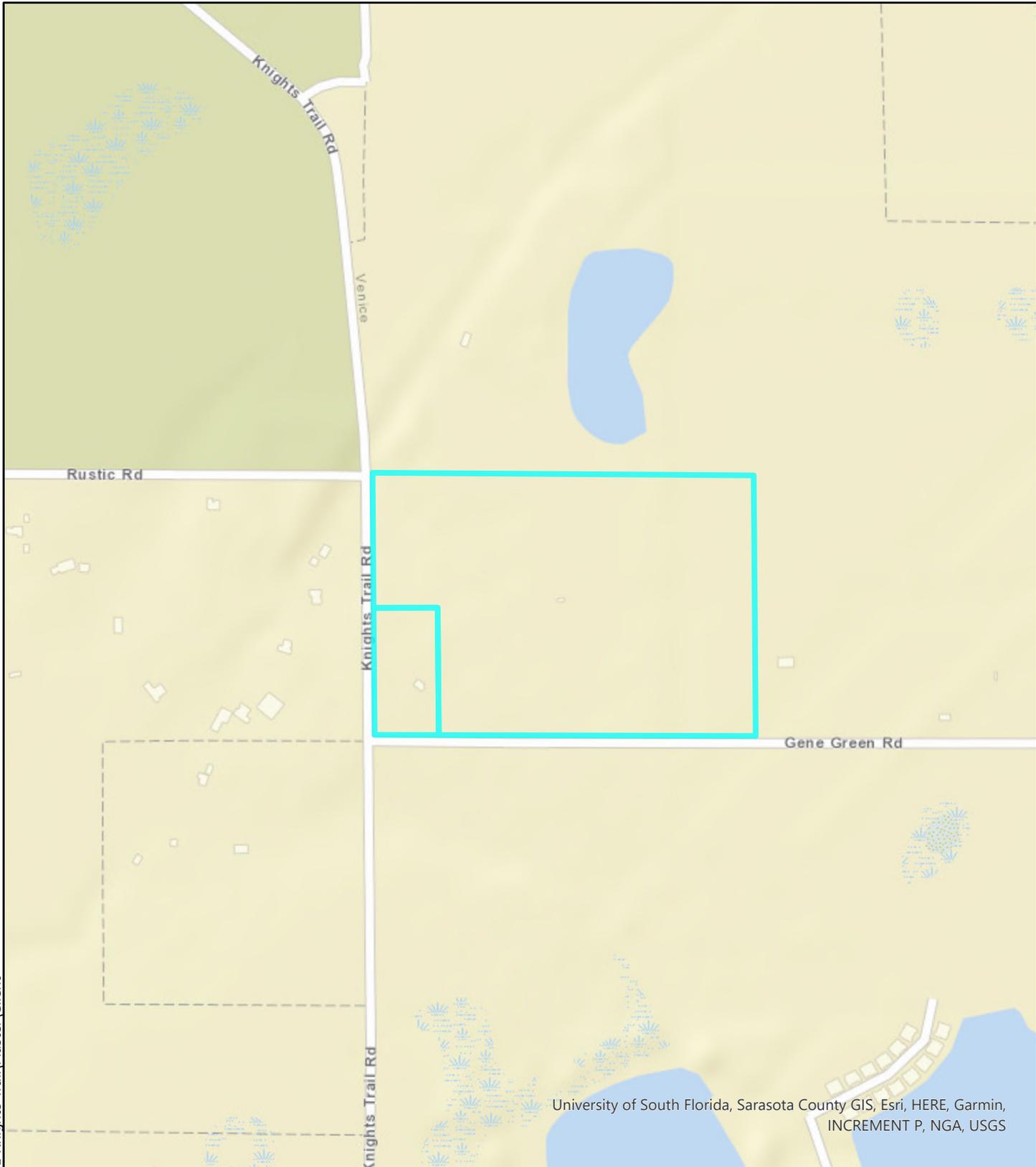
KILINSKI | VAN WYK PLLC

517 East College Avenue

Tallahassee, Florida 32301

(877) 350-0372

EXHIBIT 1



Folder: P:\A25-0079_CSP\0001_Knights_Trail\Master\Client



EXHIBIT 1 - LOCATION MAP



0 170840 680 Feet

MAP DATE: 11/13/2025 LOCATION: CITY OF VENICE

EXHIBIT 2

LEGAL DESCRIPTION (AS FURNISHED):

A parcel of land lying in Section 22, Township 38 South, Range 19 East, Sarasota County, Florida described as follows:

COMMENCE at the Northwest corner of Section 22, Township 38 South, Range 19 East, Sarasota County, Florida; thence S.00°30'20"E., along the West line of said Section 22, a distance of 2680.99 feet to the Southwest corner of the Northwest ¼ of said Section 22; thence S.89°44'18"E., leaving said West line of Section 22, a distance of 40.00 feet to a point on the East Right of Way line of Knight's Trail Road as recorded in Official Records Book 2089, Page 2446 of the Public Records of Sarasota County, Florida, same being the POINT OF BEGINNING; thence S.00°29'36"E., along said East Right of Way line of Knight's Trail Road, a distance of 1280.55 feet to the intersection of the East Right of Way of Knight's Trail Road and the North Right of Way of Gene Green Road (50' Wide Right of Way) per Official Records Book 1084, Page 1581 of the Public Records of Sarasota County, Florida; thence S.89°46'54"E., along said North Right of Way line of Gene Green Road, a distance of 1970.62 feet to a point on the East line of the West half of the Northeast ¼ of the Southwest ¼ of said Section 22; thence N.00°56'32"W., along said East line of the West half of the Northeast ¼ of the Southwest ¼ of Section 22, a distance of 1338.90 feet; thence N.89°43'52"W., a distance of 1960.16 feet to a point on said East Right of Way line of Knight's Trail Road; thence S.00°30'19"E., along said East Right of Way line, a distance of 59.91 feet to the POINT OF BEGINNING.

Parcel contains 2,632,597 square feet, or 60.4361 acres more or less.

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 ABSOLUTE ENGINEERING, INC. <small>(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925 (813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602</small>	EXHIBIT 2 - METES & BOUNDS DESC.			
	<small>SEC TWP RGE</small> 22-38S-19E	<small>JOB NUMBER</small> A25-0079-0001	<small>DRAWN BY</small> JMH	<small>DATE</small> 11-25-2025

EXHIBIT 3

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that CSP-Grand Oaks Venice Land I, LLC (“Petitioner”) intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

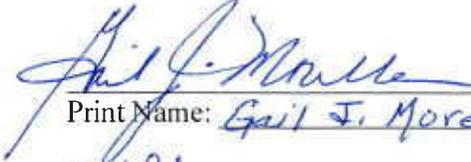
The undersigned acknowledges that the consent will remain in full force and effect for up to one year from the date hereof and is revocable by the undersigned upon notice to the City of Venice, Florida, and the Petitioner. The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

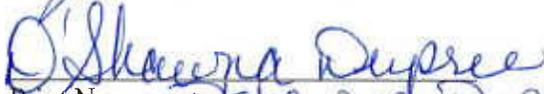
Executed this 22nd day of September 2025.

WITNESSES

CSP-GRAND OAKS VENICE LAND I,
LLC


Print Name: Gail F. Morelle

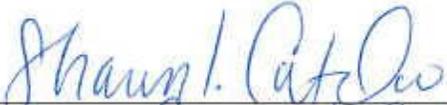

By: David Christa
Its: Manager


Print Name: Shawna Dupree

STATE OF New York
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of September, 2025, by David Christa, as Manager of CSP-Grand Oaks Venice Land I, LLC, who is is personally known to me or produced _____ as identification.

[Notary Seal]


Print Name: Shawn I. Catalano
Notary Public, State of NY

SHAWN I. CATALANO
NOTARY PUBLIC, STATE OF NEW YORK
Reg. No. 01CA0033374
Qualified in Monroe County
Commission Expires 01/31/2029

{SIGNATURE PAGES CONTINUES}

SHAWN I. CATALANO
NOTARY PUBLIC, STATE OF NEW YORK
Reg. No. 01CA0033374
Qualified in Monroe County
Commission Expires 01/31/2029

WITNESSES

John Wisley

Print Name: JOHN WISLEY

Janine M. Nuccio

Print Name: JANINE NUCCIO

CSP-GRAND OAKS VENICE LAND I, LLC

Mark Shortino

By: Mark Shortino
Its: Manager

STATE OF NEW YORK
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of September, 2025, by Mark Shortino, as Manager of CSP-Grand Oaks Venice Land I, LLC, who is is personally known to me or produced _____ as identification.

[Notary Seal]

Leonard Hyman

Print Name: LEONARD HYMAN
Notary Public, State of NEW YORK

LEONARD J. HYMAN
Notary Public, State of N.Y., Monroe County
My Commission Expires June 20 26

Exhibit A:
PROPERTY DESCRIPTION

LEGAL DESCRIPTION (AS FURNISHED):

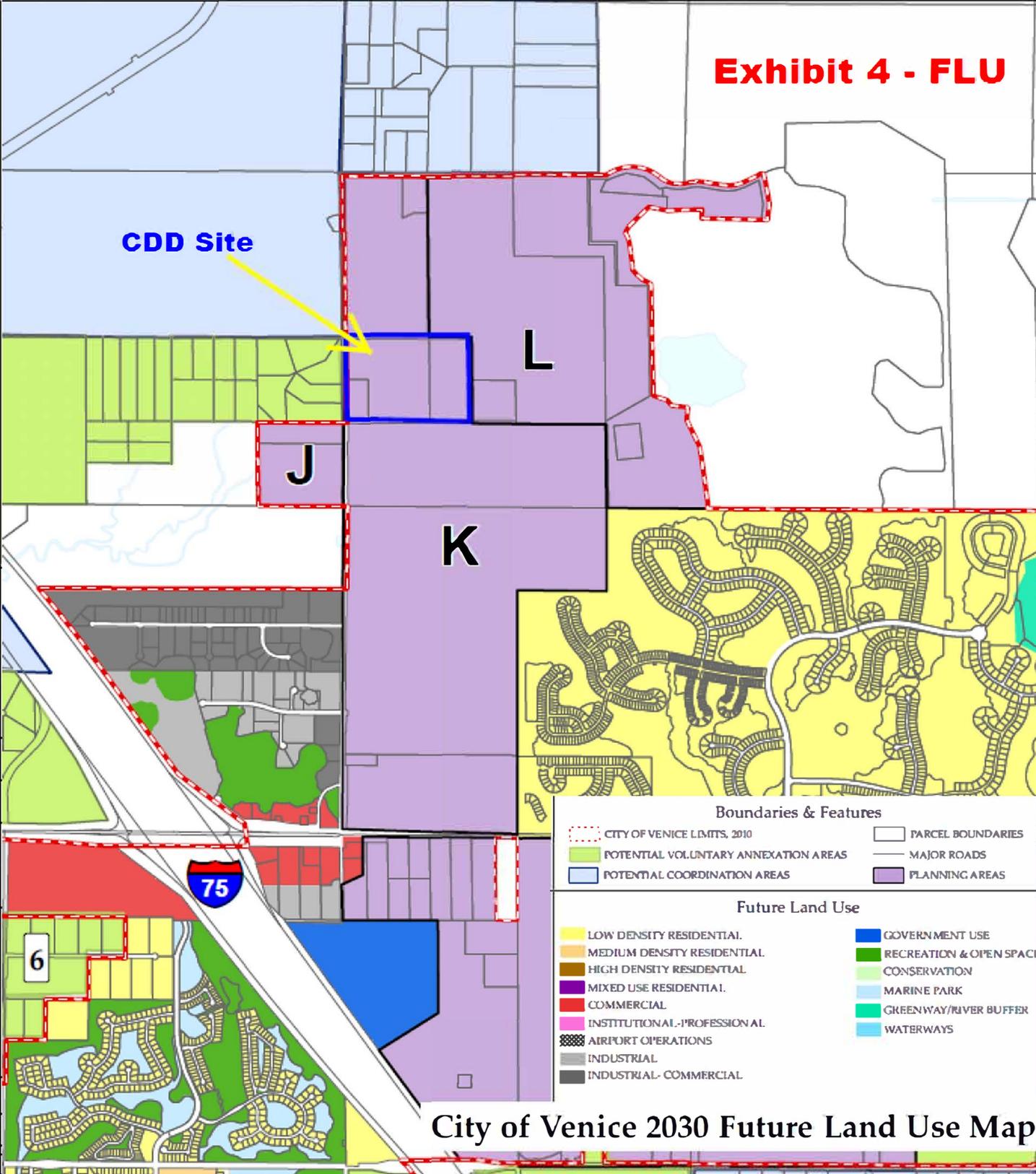
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Parcel contains 2,632,597 square feet, or 60.4361 acres more or less.

EXHIBIT 4

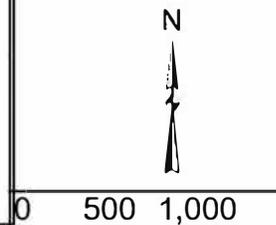
Exhibit 4 - FLU



City of Venice 2030 Future Land Use Map



EXHIBIT 4 - EXISTING AND FUTURE LAND USE MAP

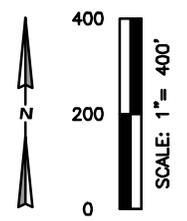


MAP DATE: 01/19/2026

LOCATION: CITY OF VENICE

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EXHIBIT 5



MAJOR DRAINAGE BASIN OUTFALL

RUSTIC ROAD

KNIGHTS TRAIL ROAD

PROJECT OUTFALL

GENE GREEN ROAD

EX. 12" WATER MAIN
(CITY OF VENICE)

EX. 16" WATER MAIN
(CITY OF VENICE)

EX. 16" WATER MAIN
(CITY OF VENICE)

EX. 48" WATER MAIN
(PEACE RIVER AUTHORITY)

EX. 8" RECLAIMED WATER MAIN
(CITY OF VENICE)

EX. 16" WATER MAIN
(SARASOTA COUNTY)

EX. 8" FORCE MAIN
(CITY OF VENICE)

EX. 6" FORCE MAIN
(CITY OF VENICE)

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ABSOLUTE ENGINEERING, INC.

(813) 221-1516 TEL 1000 N. ASHLEY DRIVE, SUITE 925
(813) 344-0100 FAX C.A. NO. 28358 TAMPA, FLORIDA 33602

EXHIBIT 5 - EXISTING UTILITIES AND DRAINAGE

SEC TWP RGE 22-38S-19E	JOB NUMBER A25-0079-0001	DRAWN BY Page 23 of 40, Ord. no. 2026-12 JMH	DATE 11-26-2025	SHEET 1 of 1
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COMPOSITE EXHIBIT 6

**NOKOMIS GROVES
COMMUNITY DEVELOPMENT DISTRICT
EXHIBIT 6A - SUMMARY OF PROPOSED DISTRICT FACILITIES**

DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	OPERATION & MAINTENANCE
ENTRY SIGNAGE AND FEATURES	DISTRICT	DISTRICT	DISTRICT
COMMUNITY SPACE AND AMENITIES	DISTRICT	DISTRICT	DISTRICT
STORMWATER FACILITIES	DISTRICT	DISTRICT	DISTRICT
WATER AND SEWER UTILITIES	DISTRICT	CITY OF VENICE	CITY OF VENICE
RECLAIMED WATER UTILITIES (SINGLE FAMILY)	DISTRICT	CITY OF VENICE	CITY OF VENICE
RECLAIMED WATER UTILITIES (TOWNHOMES)	DISTRICT	DISTRICT	DISTRICT
STREET LIGHTING/CONDUIT	DISTRICT	STREET LIGHTS - FLORIDA POWER & LIGHT CONDUIT - DISTRICT	FLORIDA POWER & LIGHT
ROAD CONSTRUCTION¹	DISTRICT	DISTRICT	DISTRICT
OFFSITE ROADWAY (GENE GREEN ROAD ACCESS)	DISTRICT	DISTRICT	DISTRICT ²
OFFSITE ROADWAY (KNIGHTS TRAIL ACCESS)	DISTRICT	SARASOTA COUNTY	SARASOTA COUNTY

1. Roadways will be constructed in accordance with city standards.

2. The District shall be the responsible O&M entity for access improvements constructed to connect the District's internal roads to existing rights-of-way. The District shall not be the responsible O&M entity for any existing rights-of-way.

EXHIBIT 6B

**NOKOMIS GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Summary of Opinion of Probable Cost

Number of Lots	341⁽¹⁰⁾
Infrastructure ⁽¹⁾⁽³⁾⁽⁶⁾	Nokomis Groves CDD
Offsite Improvements ⁽⁹⁾	\$ 1,193,500
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 3,580,500
Utilities (Water)	\$ 1,071,090
Utilities (Sewer)	\$ 1,300,609
Utilities (Reclaimed Water)	\$ 535,545
Utilities (Street Lighting) ⁽⁸⁾	\$ 76,506
Roadway ⁽⁴⁾	\$ 2,387,000
Entry Feature & Signage ⁽⁷⁾	\$ 596,750
Community Space and Amenities	\$ 1,193,500
Contingency	\$ 1,193,500
TOTAL	\$ 13,128,500

1. Infrastructure consists of public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks. Any land or other acquisitions will be made at the lower of cost or fair market value.
2. Stormwater does not include grading associated with building pads, both for initial construction and in conjunction with home construction.
3. Includes stormwater pond excavation, and storage of fill, but not the cost of transporting the fill to private lots.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering. All roadways will be accessible by the public.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2025 costs and include connection to existing utilities.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Florida Power and Light for the street light poles and lighting service. Only undergrounding of wires in public rights-of-way and on District land will be funded by the CDD.
9. Offsite Improvements include turn lanes on Knights Trail Road at Project Access and utility extensions.
10. Includes 112 - 40' Townhomes, 168 - 40' x 120' Single Family Units, and 61 - 50' x 120 Single Family Units.
11. Infrastructure Construction timeline - 2026-2027.
12. All utilities shall be constructed to City standards.

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Nokomis Groves Community Development District** (the “District”). The proposed District comprises approximately 60.4 acres of land located within the City of Venice, Florida (the “City”). The project is planned for approximately 345 residential units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Nokomis Groves Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 60.4 acres.

The development plan for the proposed lands within the District includes approximately 345 residential units to be constructed in one phase. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the municipality and/or county in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the proposed District. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the

rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the proposed Nokomis Groves Community Development District is a community designed for approximately 345 residential units. Formation of the District would put all of these units under the jurisdiction of the District. Prior to sale of any units, all of the land owned by the developer and any other landowner within the District boundaries will also be under the jurisdiction of the District.

¹ For the purposes of this SERC, the term “agency” means the City of Venice and the term “rule” means the ordinance(s) which the City will enact in connection with the creation of the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

City of Venice

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct

infrastructure or facilities, or for any other reason, are not debts of the State of Florida or the City. In accordance with Florida law, debts of the District are strictly the District’s own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the entry feature and signage; master stormwater management system; sewer and water systems; street lighting/conduit; roadway improvements; parks & amenities; and offsite improvements will be financed by the District.

Table 1.

DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	OPERATION & MAINTENANCE
ENTRY SIGNAGE AND FEATURES	DISTRICT	DISTRICT	DISTRICT
COMMUNITY SPACE AND AMENITIES	DISTRICT	DISTRICT	DISTRICT
STORMWATER FACILITIES	DISTRICT	DISTRICT	DISTRICT
WATER AND SEWER UTILITIES	DISTRICT	CITY OF VENICE	CITY OF VENICE
RECLAIMED WATER UTILITIES (SINGLE FAMILY)	DISTRICT	CITY OF VENICE	CITY OF VENICE
RECLAIMED WATER UTILITIES (TOWNHOMES)	DISTRICT	DISTRICT	DISTRICT
STREET LIGHTING/CONDUIT	DISTRICT	LIGHTS – FLORIDA POWER & LIGHT CONDUIT – DISTRICT	FLORIDA POWER & LIGHT
ROAD CONSTRUCTION	DISTRICT	DISTRICT	DISTRICT
OFFSITE ROADWAY (GENE GREEN ROAD ACCESS)	DISTRICT	DISTRICT	DISTRICT
OFFSITE ROADWAY (KNIGHTS TRAIL ACCESS)	DISTRICT	SARASOTA COUNTY	SARASOTA COUNTY

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total development costs for these facilities are estimated to be approximately \$13,128,500. The District may issue special assessment bonds or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that benefit from the District’s capital improvement program.

Table 2. Cost Estimate for District Facilities

Infrastructure	Nokomis Groves CDD (345 Lots)
Offsite Improvements	\$1,193,500
Stormwater Management	\$3,580,500
Utilities (Water)	\$1,071,090
Utilities (Sewer)	\$1,300,609
Utilities (Reclaimed Water)	\$535,545
Utilities (Street Lighting)	\$76,506
Roadway	\$2,387,000
Entry Feature & Signage	\$596,750
Community Space and Amenities	\$1,193,500
Contingency	\$1,193,500
TOTAL	\$13,128,500

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that the lands to be included within the District will receive four major classes of benefits.

First, the property in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City’s overall requirements.

(“HOA”) because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no adverse impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City has an estimated un-incarcerated population that is greater than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a “small city” according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner’s engineer and other professionals associated with the Petitioner.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:
Governmental Management Services - Central Florida, LLC
January 20, 2026*

EXHIBIT 8

Authorization of Agent

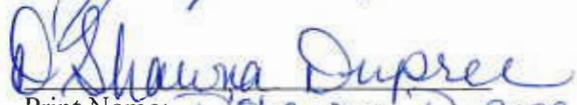
This letter shall serve as a designation of Kilinski | Van Wyk PLLC, whose address is 517 E. College Avenue, Tallahassee, Florida 32301, to act as agent for CSP-Grand Oaks Venice Land I, LLC, with regard to any and all matters pertaining to a petition submitted to the City Council of the City of Venice, Florida to establish a community development district pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

WITNESSES

CSP-GRAND OAKS VENICE LAND I, LLC


Print Name: Gail F. Morelle

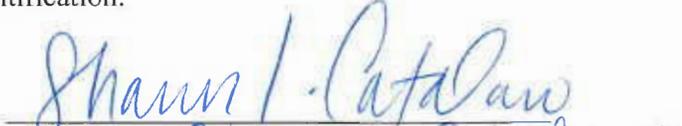

By: David Christa
Its: Manager


Print Name: D'Shauna Dupree

STATE OF New York
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of September, 2025, by David Christa, as Manager of CSP-Grand Oaks Venice Land I, LLC, who is personally known to me or produced _____ as identification.

[Notary Seal]

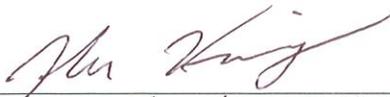

Print Name: Shawn I. Catalano
Notary Public, State of NY

SHAWN I. CATALANO
NOTARY PUBLIC, STATE OF NEW YORK
Reg. No. 01CA0033374
Qualified in Monroe County
Commission Expires 01/31/2029

{SIGNATURE PAGES CONTINUES}

WITNESSES

CSP-GRAND OAKS VENICE LAND I,
LLC


Print Name: JOHN KUSLEY


By: Mark Shortino
Its: Manager

JANINE NUCIOLA
Print Name: Janine Nuciola

STATE OF NEW YORK
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of SEPTEMBER, 2025, by Mark Shortino, as Manager of CSP-Grand Oaks Venice Land I, LLC, who is personally known to me or produced _____ as identification.

[Notary Seal]


Print Name: Leonard Hyman
Notary Public, State of NEW YORK

LEONARD J. HYMAN
Notary Public, State of N.Y., Monroe County
My Commission Expires June 20 26

EXHIBIT 9

6/2/2022 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2869884

This Instrument Prepared by:
CHARLES J. BARTLETT, ESQUIRE
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
P.O. Drawer 4195
Sarasota, Florida 34230
(941) 366-8100
Purchase Price: \$975,000.00
Documentary Stamps \$6,825.00

Doc Stamp-Deed: \$6,825.00

WARRANTY DEED

GRANTOR: EDWARDS FAMILY PARTNERSHIP, LP, A DELAWARE LIMITED
PARTNERSHIP

GRANTEE: CSP-GRAND OAKS VENICE LAND I, LLC, A NEW YORK LIMITED LIABILITY
COMPANY

Grantee's Post Office Address: 64 Commercial Street, Suite 101
Rochester, New York 14614

Property Appraiser's Parcel ID No.: 0366003010

Grantor, for and in consideration of the sum of \$1.00, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to-wit:

THE NORTH 647.45 FEET OF THE SOUTH 707.45 FEET OF THE EAST 336.39 FEET OF
THE WEST 366.39 FEET OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP
38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

LESS THE PORTION TAKEN BY ORDER OF TAKING RECORDED IN OFFICIAL
RECORDS BOOK 2089, PAGE 2446 AND THE PORTION CONVEYED BY DEED
RECORDED IN OFFICIAL RECORDS BOOK 2340, PAGE 472, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.

This conveyance is subject to real estate taxes for the year of 2022, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of record, if any.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

DATED: May 26, 2022

Witnesses:

Monica Saini
Witness #1 Signature
Monica Saini
Print Witness #1 Name

Jan Mvd
Witness #2 Signature
Jan Mvd
Print Witness #2 Name

EDWARD FAMILY PARTNERSHIP, LP, a
Delaware Limited Partnership

By: Charles C. Edwards
Charles C. Edwards, General Partner

Address of Grantor:

3907
4405 Greenway
Baltimore, Maryland 21218

STATE OF Maryland
COUNTY OF Howard

The foregoing instrument was acknowledged before me by means of () physical presence or
() online presence, this 26th day of May, 2022 by Charles C. Edwards as General Partner of
EDWARDS FAMILY PARTNERSHIP, LP, a Delaware limited partnership, on behalf of said entity.
He () is personally known to me; or () has produced Drivers license as identification.

Thomas Woodrow Ward, Jr.
Print Name: Thomas Woodrow Ward, Jr.
Notary Public
My Commission Expires:

Thomas Woodrow Ward, Jr
NOTARY PUBLIC
Howard County
MARYLAND
My Commission Expires July 01, 2023

Fourth, a CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

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The City has an estimated un-incarcerated population that is greater than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a "small city" according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

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8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:
Governmental Management Services - Central Florida, LLC
March 9, 2026*