

CITY OF VENICE NOTICE OF PUBLIC HEARING

ESTABLISHMENT OF THE NOKOMIS GROVES COMMUNITY DEVELOPMENT DISTRICT ORDINANCE NO. 2026-12

ADOPTION HEARING DATE: Tuesday, April 14, 2026
TIME: 9:00 AM
LOCATION: Venice City Hall, Council Chambers
401 West Venice Avenue
Venice, Florida, 34285

NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION AND OF THE PETITION AND ADOPTION OF THE ORDINANCE FOR THE ESTABLISHMENT OF THE NOKOMIS GROVES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND THE GRANT OF SPECIAL POWERS PURSUANT TO SECTION 190.012(2)(a) and (d), FLORIDA STATUTES

The public hearing will be held by the City Council of the City of Venice, Sarasota County, Florida, beginning at 9:00 A.M. (or as soon thereafter as may be heard) on Tuesday, April 14, 2026, at the Venice City Hall, Council Chambers, 401 West Venice Avenue, Venice, Florida 34285, to consider a petition to establish the Nokomis Groves Community Development District.

The text of the proposed ordinance shall be as follows:

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

The proposed Nokomis Groves Community Development District is located entirely within the boundaries of the City of Venice, Florida, and covers approximately 60.4361 acres of land, generally bounded by Knights Trail Road to the west and Gene Green Road to the south. The boundaries of the land to be serviced by the proposed Nokomis Groves Community Development District are outlined on the map depicted below. The petitioner, CSP-Grand Oaks Venice Land I, LLC, has proposed to establish the Nokomis Groves Community Development District to acquire, construct, operate and maintain all infrastructure and community facilities which may be authorized by such districts under Florida law.

Copies of the petition and related documents are open to public inspection at the City Clerk's Office, 401 West Venice Avenue, Venice, Florida, 34285, (941) 486-2626.

Interested parties may appear at the hearing and be heard with respect to the proposed ordinance. Any person who decides to appeal any decision made by the City Council with respect to any matter considered at the public hearings will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES AND NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THE HEARINGS SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATES OF THE HEARINGS. (941-486-2626)

Publish dates: 3/28/, 4/4, 4/11/26

