

4/30/2026 2:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487980

This instrument was prepared by  
and upon recording should be returned to:

Jennifer Kilinski, Esq.  
KILINSKI | VAN WYK PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

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**NOTICE OF ESTABLISHMENT OF VENICE GRAND OAKS  
COMMUNITY DEVELOPMENT DISTRICT**


PLEASE TAKE NOTICE that on April 28, 2026, and pursuant to a petition filed by CSP-Grand Oaks Venice Land I, LLC, the City Council of the City of Venice, Florida enacted Ordinance No. 2026-12, which became effective April 28, 2026, establishing Venice Grand Oaks Community Development District (“**District**”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Commerce under Section 189.014, *Florida Statutes*.


**VENICE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Notice has been executed on this 29<sup>th</sup> day of April 2026, and recorded in the Official Records of Sarasota County, Florida.

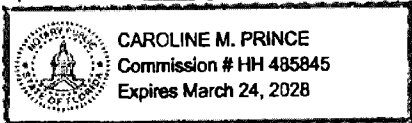
  
Jennifer Kilinski, District Counsel  
Kilinski | Van Wyk PLLC  
517 E. College Avenue  
Tallahassee, Florida 32301

  
Witness  
CHRISTIAN W. KUHN  
Print Name  
Address: 517 E. College Avenue  
Tallahassee, Florida 32301

  
Witness  
Ian Kuhn  
Print Name  
Address: 517 E. College Avenue  
Tallahassee, Florida 32301

**STATE OF FLORIDA  
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of April, 2026, by **Jennifer Kilinski**, as **District Counsel** for Venice Grand Oaks Community Development District, who appeared before me this day in person, and who is either  personally known to me, or  produced \_\_\_\_\_ as identification and who  did or  did not take an oath.



(NOTARY SEAL)

  
NOTARY PUBLIC, STATE OF FLORIDA

Name: CAROLINE M. PRINCE  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A:**  
Legal Description

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  $\frac{1}{4}$  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  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 22; thence N.00°56'32"W., along said East line of the West half of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  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.