

LAND ACQUISITION PROGRAM NOMINATION FORM

Please use this nomination form to nominate property for consideration for acquisition by Sarasota County through purchase, donation or conservation easements in accordance with the terms set forth in the acquisition program and associated criteria. This form may also be used by a citizen wishing to nominate any property in the county for acquisition, whether owned by that person or not.

ARE YOU THE PROPERTY OWNER? Yes ☐ No ☐ (If not, please be aware that this is a willing seller program.)

YOUR CONTACT INFORMATION

Name: _____ **Telephone No: ()** _____

Address: _____ **Email (optional):** _____

City: _____ **State:** _____ **ZIP:** _____

I am nominating this property for consideration as: (Please select one or more of the choices below.)

☐ Neighborhood Parkland ☐ Environmentally Sensitive Land ☐ Other (please explain below)

Parcel Identification No. (if known): _____

Street Address of Property (if available): _____

Location of Property (please be specific):

The nominated property has the following features (select all that are applicable):

- | | |
|--|---|
| <input type="checkbox"/> Historical / Archaeological Value | <input type="checkbox"/> High quality / unaltered habitat |
| <input type="checkbox"/> Rare habitat and/or listed species | <input type="checkbox"/> Open space |
| <input type="checkbox"/> Located more than 5 miles from an existing park or preserve | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Access to water (Gulf of Mexico, bay, river, or creek frontage) | <input type="checkbox"/> Adjacent to existing public lands / trails |
| <input type="checkbox"/> Existing structure(s) | <input type="checkbox"/> Other (please explain below) |

Description of property / resources:

(Briefly describe this property's features, including any existing structures on the site; please be specific.)

List the reasons you believe this property should be acquired: (Please review and consider the program criteria below.)

ADDITIONAL INFORMATION NEEDED

- **Map with actual or approximate location of property indicated (required).**
- Representative photographs of the property (optional).
- Any additional information may be included for consideration (optional).

In November 2005, Sarasota County citizens approved a referendum authorizing the extension of the Environmentally Sensitive Lands Protection Program and the expansion of the County's land acquisition program to include Neighborhood Parkland Acquisition. The Environmentally Sensitive Lands Oversight Committee and the Parks Advisory and Recreation Council are the two citizen's advisory committees authorized by the Board of County Commissioners to review nominated properties for possible acquisition pursuant to the criteria listed below (from Resolution No. 92-272, Criteria for Evaluating Environmentally Sensitive Lands; and, Ordinance No. 2005-062, Neighborhood Parkland Acquisition). All proposed acquisitions must be approved by the Board of County Commissioners prior to initiating a contract purchase.

Environmentally Sensitive Lands Criteria

- **RARITY**
Sites containing rare community types, listed species, or other special features.
- **CONNECTEDNESS**
Sites adjacent to existing public lands or waterways.
- **QUALITY**
Sites of high ecological quality with species diversity and ecosystem integrity.
- **WATER RESOURCES**
Sites that maintain water quality in either a natural stream system, recharge area, or estuarine environment.
- **MANAGEABILITY**
Sites that have the potential to provide long-term viability and maintaining habitat functions.

Neighborhood Parkland Criteria

- **BROAD COMMUNITY ACCESS**
Sites that provide and anticipate public access and use, or common space for civic engagement, while minimizing or avoiding adverse impacts to existing neighborhoods.
- **PROXIMITY AND CONNECTEDNESS**
Sites adjacent to existing parks and public lands or providing connections to trails, beaches, waterways, or other public amenities.
- **NATURAL FEATURES**
Sites with remnant native habitat or wildlife, shoreline or waterways, or that preserve existing floodplain.
- **CULTURAL FEATURES**
Sites that protect historical or archaeological resources, or other sites valued by the community for the preservation of its heritage.
- **COMPATIBLE COMMUNITY NEEDS**
Sites that provide public benefits such as neighborhood play areas, nature-based recreation, or horticultural resources.
- **WATER ACCESS**
Sites bordering the Gulf of Mexico, bays, creeks, rivers, or lakes that provide for water dependent recreational activities such as swimming, fishing, canoeing or boating opportunities.
- **LOCATION**
Site locations that fill a community need by enhancing the distribution of existing accessible public lands throughout the County.

Please Return Completed Nomination Form and Attachments to:

Mailing Address:

Sarasota County Parks, Recreation and Natural Resources
Attn: Land Nominations
1660 Ringling Blvd; 5th Floor
Sarasota, FL 34236

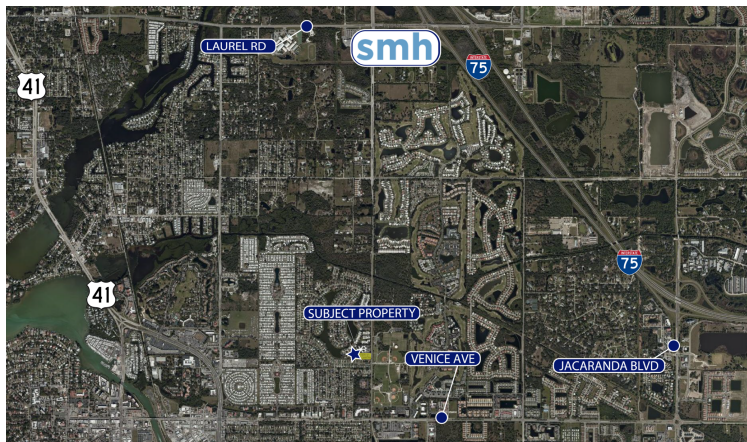
E-MAIL: LandNominations@scgov.net

QUESTIONS? Please contact:

Parks, Recreation and Natural Resources at
941-861-5000



DEVELOPMENT OPPORTUNITY ALF, OFFICE, RESIDENTIAL 1220 Pinebrook Rd , Venice, FL 34285



PROPERTY OVERVIEW

Prime opportunity to purchase an infill suburban development site suitable for assisted living, office or residential. The existing PUD allows for up to 110 ALF units in an up to 9 story building. Conceptual plans are also available for a single story office development of 19,168 SF. The property enjoys an excellent location positioned between the vibrant retail activity on Venice Ave and the new growth to the east and on Laurel Rd.

PROPERTY SUMMARY

Sale Price:	\$1,350,000
Lot Size:	2.4 Acres
Zoning:	Planned Unit Development (PUD)
Market:	Venice
Price / SF:	\$12.91



Presented By:

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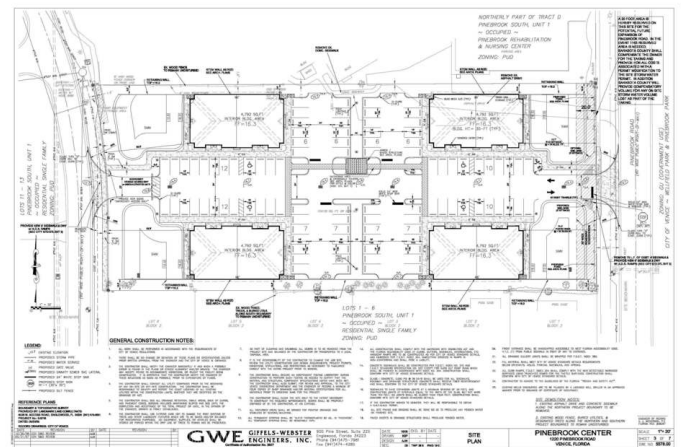
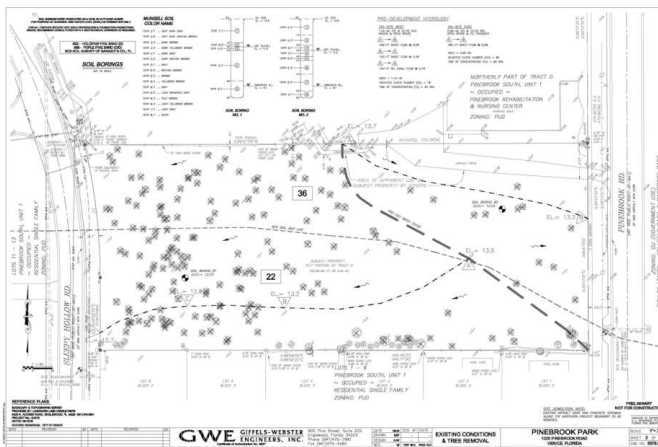
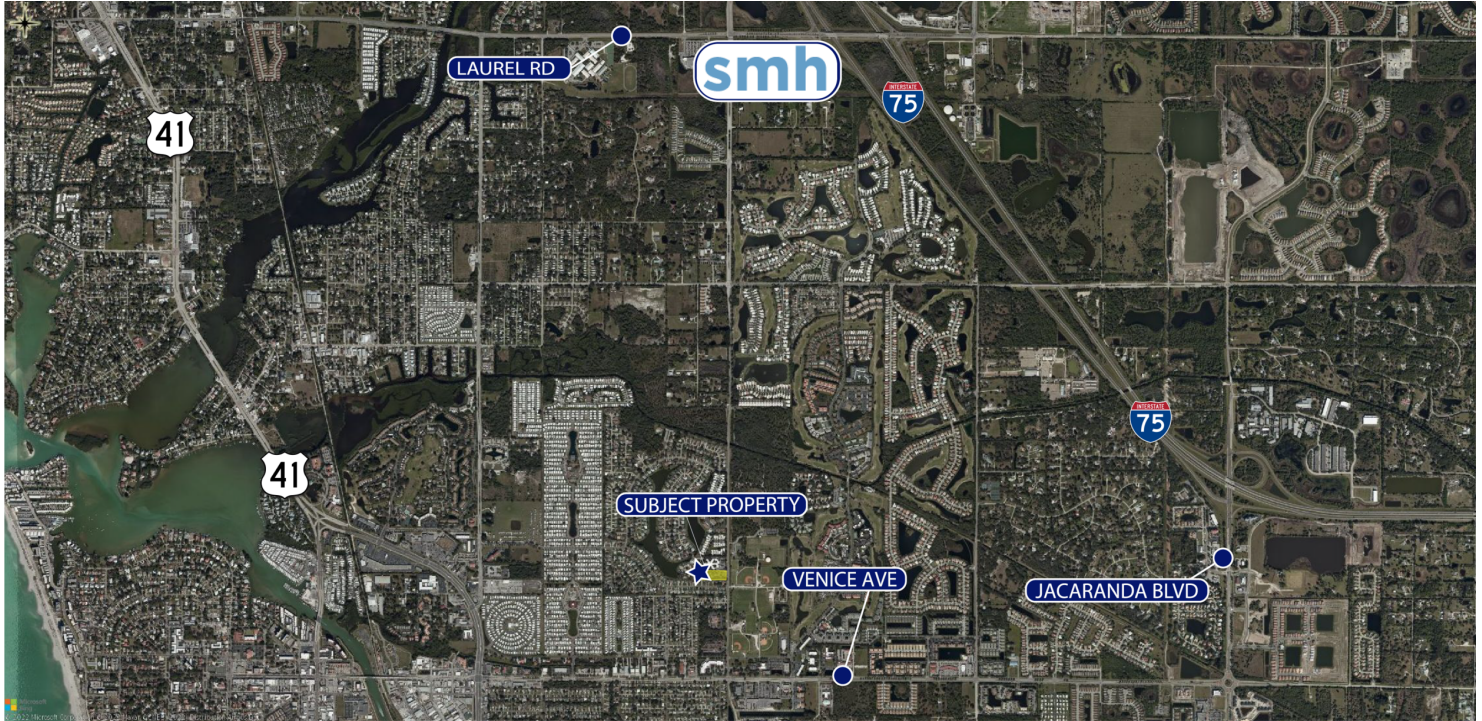
Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

IANBLACK
REAL ESTATE
THE PLACE FOR SPACE

Development Opportunity ALF, Office, Residential

1220 Pinebrook Rd , Venice, FL 34285



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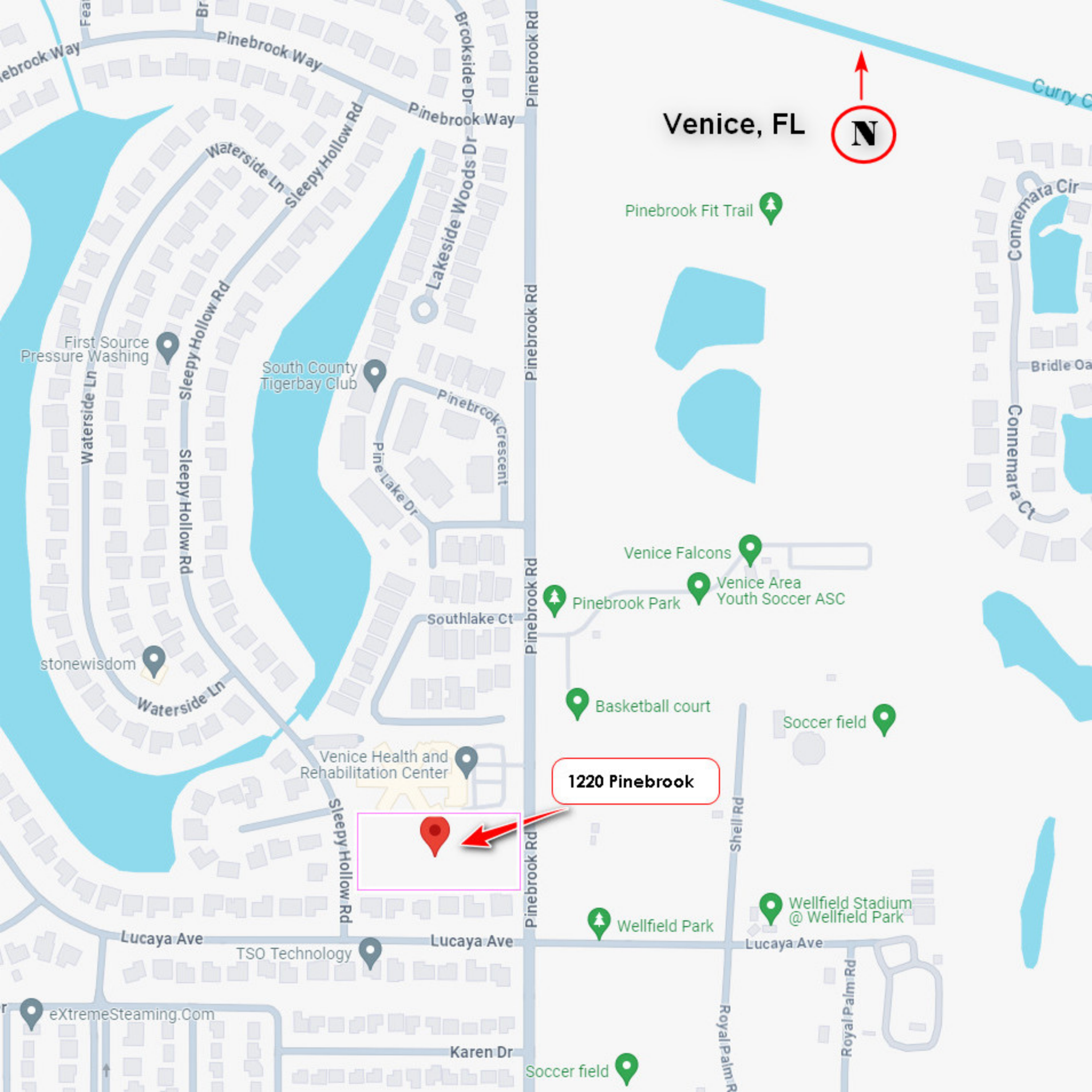
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IANBLACK
REALESTATE

THE PLACE FOR SPACE





Venice, FL



Pinebrook Fit Trail



Venice Falcons



Pinebrook Park



Venice Area Youth Soccer ASC

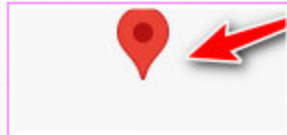
Basketball court



Soccer field



1220 Pinebrook



Venice Health and Rehabilitation Center



Wellfield Park



Wellfield Stadium @ Wellfield Park



Soccer field





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0409080042

Ownership:

PINEBROOK PARK LLC

4509 BEE RIDGE RD UNIT C, SARASOTA, FL, 34233-2539

Situs Address:

1220 PINEBROOK RD VENICE, FL, 34285

Land Area: 104,544 Sq.Ft.

Municipality: City of Venice

Subdivision: 1902 - PINEBROOK SOUTH UNIT 1

Property Use: 1000 - Vacant commercial land

Status: OPEN

Sec/Twp/Rge: 08-39S-19E

Census: 121150023023

Zoning: PUD - PLANNED UNIT DEVELOPMENT

Total Living Units: 0

Parcel Description: TRACT D LESS BEG NE COR TRACT D TH S-0-12-34-E
265.29 FT TH S-89-47-26-W 510.54 FT TH NWLY ALG CURV OF SLEEPY HOLLOW
RD 287.12 FT TH N-48-13-23-E 19.5 FT TH N-89-47-26-E 626.67 FT TO POB
CONTAINING 2.4 C-AC M/L PINEBROOK SOUTH UNIT 1

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u>
2024	\$691,800	\$0	\$0	\$691,800	\$575,524	\$0	\$575,524	\$116,276
2023	\$691,800	\$0	\$0	\$691,800	\$523,204	\$0	\$523,204	\$168,596
2022	\$518,900	\$0	\$0	\$518,900	\$475,640	\$0	\$475,640	\$43,260
2021	\$432,400	\$0	\$0	\$432,400	\$432,400	\$0	\$432,400	\$0
2020	\$432,400	\$0	\$0	\$432,400	\$428,120	\$0	\$428,120	\$4,280
2019	\$389,200	\$0	\$0	\$389,200	\$389,200	\$0	\$389,200	\$0
2018	\$389,200	\$0	\$0	\$389,200	\$381,949	\$0	\$381,949	\$7,251
2017	\$365,900	\$0	\$0	\$365,900	\$347,226	\$0	\$347,226	\$18,674
2016	\$347,600	\$0	\$0	\$347,600	\$315,660	\$0	\$315,660	\$31,940
2015	\$317,800	\$0	\$0	\$317,800	\$286,964	\$0	\$286,964	\$30,836

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
5/5/2004	\$315,000	2004090479	01	MOJDEN, WALLACE W	WD
4/1/1985	\$199,000	1772/1466	01		NA


Associated Tangible Accounts


There are no associated tangible accounts for this parcel

Property record information last updated on: 8/26/2024



FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Flood Zone Map](#).

 Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0331G	OUT	OUT	X	125154		IN
0331G	OUT	OUT	X	125154		IN

* If your property is in a SFHA or CFHA, use the [Flood Zone Map](#) to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 882-7412
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024
For general questions regarding the flood map, call (941) 861-5000.

