

Florida Forever New Project Application: Myakka Corridor Addition



Project Name: Myakka Corridor Addition

Acquisition Type: Fee Simple

Acreage: 551.03 ac.

Applicant: Manatee County Government



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Florida Forever New Project Application



[Florida Forever](#) is the state's conservation and recreation lands acquisition program. To be considered for acquisition, a project must have a willing seller and be on the Florida Forever Priority List. The Florida Forever Priority List identifies projects that are suitable as a conservation property and meet the [Florida Forever Goals, Performance Measures and Criteria](#).

The Florida Forever Priority List is developed by the Acquisition and Restoration Council (ARC) and is approved by the Board of Trustees (BOT). The BOT must approve a project placed on the Florida Forever Priority List before it can be pursued for acquisition.

Proposed projects are prioritized and ranked in categories by ARC members in December, and the BOT approves the ARC-recommended [Florida Forever Priority List](#) in May, when a project is officially added to the list.

Applications for new Florida Forever projects are accepted by the Florida Department of Environmental Protection (DEP) two times per year, April 15 and Oct. 15. To propose a new project for the Florida Forever Priority List, submit this application along with the supporting documentation specified in Attachments A-C below in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

General Information

Proposed Florida Forever Project: Myakka Corridor Addition

Nearest City Myakka City County(ies) Manatee

Sponsor/Affiliation Proposing Project: Manatee County

Mailing Address: 1112 Manatee Ave. W., Suite 800, Bradenton, FL 34205

	Street	City	State	Zip
Primary Phone: (	941	748-4501 x6052		
	Email: <u>debra.woithe@mymanatee.org</u>			

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Florida Forever New Project Application



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures 50 years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\)](#) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\)](#), F.S.]. Refer to the [application addendum](#) on the DEP website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current uses of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.

Attachment B. Ownership and tax information must include:

- 1) One copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number.
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses.
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property.
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depict the project boundaries or show the property boundaries on U.S. Geological Survey (USGS) topographic quadrangle map. USGS topographic quadrangle maps can be obtained from DEP's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlay on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation [county highway maps](#).

**Florida Forever
New Project Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) of the real property described below, in Manatee County, Florida.

Property/Project name: Myakka Corridor Addition

Name/Affiliation of Authorized Representative: Debra Wolthe, Environmental Lands Division Manager - Manatee County
Hannah Turbiville, Environmental Lands Program Coordinator - Manatee County

Mailing Address: 1112 Manatee Ave. W., Suite 800 Bradenton FL 34205
Street City State ZIP

Primary Phone: (941) 748-4501 x6052 Email: debra.wolthe@mymanatee.org CC: hannah.turbiville@mymanatee.org

Property information

Section 04, 08 & 09 Township 36S Range 21E
Lat/Long 27.358274, -82.213339
Acres 551.03

Parcel identification number(s):

168400059, 168410058, 174100008,
173602109, 173602159, 173602209
173602269, 173602059

Landowner Information

Landowner Signature

Date

Landowner Name (print)

Mailing Address: 2610 Ranch Club Blvd, Myakka City, FL 34251
Street City State ZIP
Primary Phone: (941) 928-2445 Email: hilaricosta@aol.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

Attachment A: Narrative

General Description: Myakka Corridor Addition

1) Location

Manatee County Parcel IDs: 168400059, 168410058, 174100008, 173602109, 173602159, 173602209, 173602269, 173602059

Coordinates: 27.358274, -82.213339

Site Address: 31510 Anson Rd, Myakka City, FL 34251

Acreage: Approximately 551.03 acres

Location Description:

The Myakka Corridor Addition (referred to as Anson Road Properties within Manatee County) is in the southern portion of eastern Manatee County. This site is approximately 4 miles west of Myakka City and approximately 22 miles east of Bradenton (the County Seat). Just 9 miles east of Lakewood Ranch, a rapidly growing planned community of approximately 35,000 residents, the site is easily accessible both via Anson Road and State Road 70. Current and historical aerial photographs are provided in Attachment C1. Location maps are provided in Attachment C2 and C3.

2) Physical, natural resource, biological and hydrological characteristics

The 551-acre Myakka Corridor Addition project is immediately adjacent to the east side of Triple Oak Preserve, a fee simple conservation purchase made by Manatee County in September 2024. Together, the two sites comprise 656 contiguous acres situated less than 5 miles from the Myakka River State Park to the south and Edward W. Chance Preserve to the north. The property is also only 0.75 miles north of the USDA Wetlands Reserve Program Easement #178, and 0.9 miles south of the Pallardy Ranch Conservation Easement. Protection of the Myakka Corridor Addition contributes significantly to a natural corridor from Myakka River State Park to Duette Preserve and beyond. Attachment C2 shows the project location relative to existing and proposed conservation lands (fee simple and less-than-fee).

According to the Florida Fish and Wildlife Conservation Commission's (FWC) Cooperative Land Cover data, the site contains nine diverse habitats – including over 30 acres of scrub, 10 acres of herbaceous wetland, 15 acres of forested wetland, 60 acres of planted pine, and 435 acres of pasture (see Table 1 below and Attachment D1). The site also contains man-made ponds, ditches and roads. The site is in excellent condition with few exotics noted during a September 2024 site visit. The northern portion of the project site has been more intensively altered over time and has fewer native habitat types and species than the site's central and southern areas. Staff review also indicates that scrub habitat areas are larger than mapped, particularly with regular resource management practices put into place.

Table 1. Community type and acreage (FWC's Cooperative Land Cover v. 3.7)

<u>Community Type</u>	<u>Acres</u>
Scrub	32
Transportation	2
Wet Prairie	6
Marshes	4
Mixed Wetland Hardwoods	12
Mixed Hardwood Coniferous Swamps	3
Artificial Impoundment/Reservoir	2
Vineyard and Nurseries	57
Improved Pasture	428
Unimproved/Woodland Pasture	9

The Myakka Corridor Addition project is almost entirely (99.99%) within the Scrub Jay "Focal Landscape" as determined by the Florida Scrub Jay (FSJ) Recovery Team (see Attachment D2). The FSJ Recovery Team developed a species recovery strategy through a state-wide mapping

exercise range-wide for important areas with potential for long-term viability. The “Focal Landscape” is a strategic approach for the genetic unit that encompasses the M4 scrub jay metapopulation in Manatee County. Duette Preserve is the de facto hub or heart of the M4 meta population which has recovered dramatically over the last 20+ years, due in large part to the cooperative efforts of Manatee County and their partners. Efforts include translocation of birds from elsewhere in the region, extensive mechanical restoration of scrub, consistent use of prescribed fire, and extensive monitoring.

A core of properties – including county-owned Duette Preserve, the adjacent Mosaic wellfield property, SWFWMD’s Little Manatee River, Edward W. Chance Reserve Gilley Creek and Coker Prairie tracts, Wingate Creek State Park, South Fork State Park, and Moody Branch WEA – currently harbor approximately 50-60 family groups. Long term viability is thought to require approximately 100 breeding pairs of scrub jays in high quality habitat. Because scrub jays are known to disperse to other habitats up to 7 miles away, the Myakka Corridor Addition project area has the potential to organically recruit scrub jays due to its proximity to existing conservation lands such as Edward W. Chance Reserve and Duette Preserve (see Attachment D2). The addition of the Myakka Corridor Addition to this archipelago of scrub properties would significantly improve the potential of achieving complete recovery of the M4 scrub jay metapopulation.

Myakka Corridor Addition is also within the Tatum Sawgrass Slough basin of the Myakka River Watershed. The project area is hydrologically connected to Tatum Sawgrass Slough via an unnamed drainage ditch extending from the site (see Figure 2).

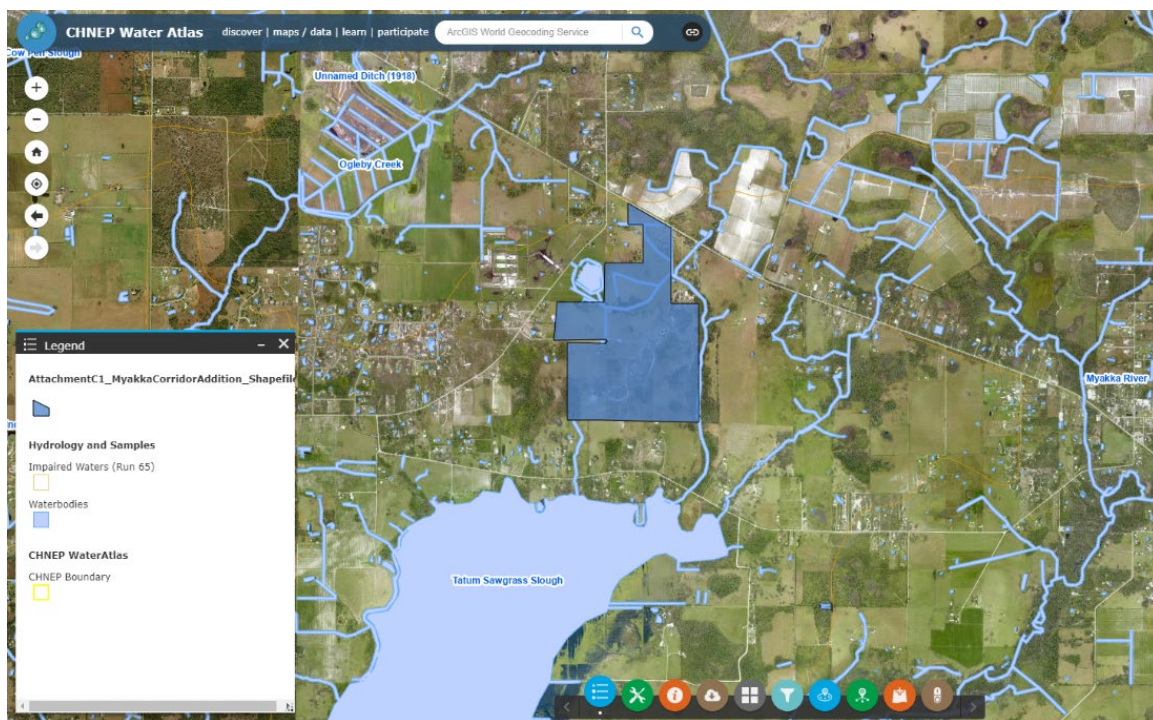


Figure 1. Tatum Sawgrass Slough’s connection to Myakka Corridor Addition (Source: CHNEP Water Atlas)

Tatum Sawgrass Slough historically functioned as a wetland and flood storage system for the upper part of the Myakka River basin. Flow alterations for agricultural purposes in the Tatum Sawgrass vicinity began around 1900. A dike constructed in 1974 reduced previously available storage, affecting downstream flooding (Hammet, Turner & Murphy, 1978). A multi-organization collaborative effort is underway to restore Tatum Sawgrass (Suau, n.d.), including the protection of Lettuce Lakes, Murphy Marsh, and Triangle Ranch (see Figure 2).

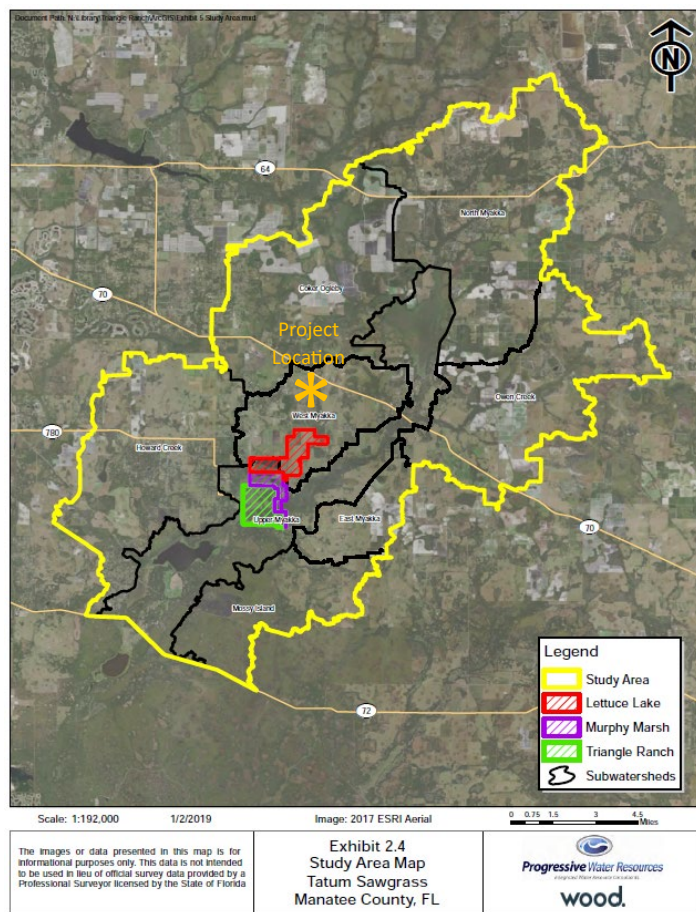


Figure 2. Myakka Corridor Addition project shown nearby Conservation Lands within the Tatum Sawgrass area
(Source: Suau & Davies, 2019)

In the northern portion of the property, a drastic reduction in wetland and surface water area between 1940 and 2024 (see Attachment C1.1 and C1.2) appears to have resulted from drainage features. Hydric soils (see Figure 3) mapped in the location of historic wetlands indicate a possible opportunity to restore hydrology, recreate wetlands, increase flood storage capacity and improve water quality downstream.

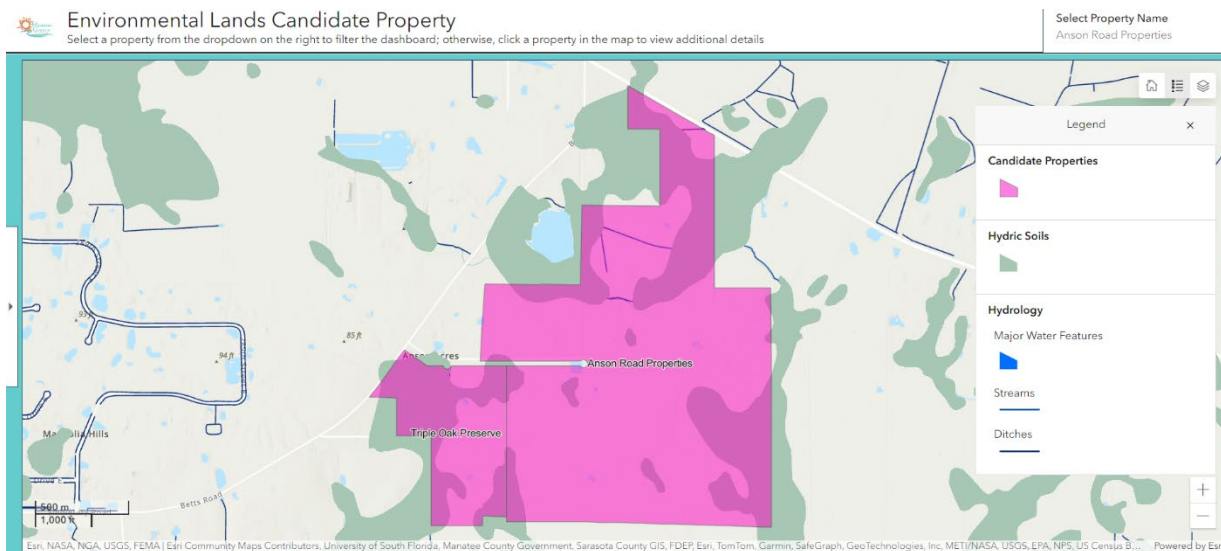


Figure 3. Hydric Soils within Myakka Corridor Addition (also referred to as Anson Road Properties)
(Source: Environmental Lands Candidate Property Dashboard)

According to the U.S. Geological Survey, soils on-site are predominantly EauGallie-EauGallie wet, fine sand (53%), Pomello fine sand (13.1%), Palmetto sand (8.3%), and Delray-EauGallie complex (7.1%) as depicted in Attachment D3.

The site is not known to have significant cultural/historical/archaeological features on site according to the Division of Historical Resources. However, the project area is only 1 mile from a State-documented feature along Betts Road (MA00066). The project area is also located in the historic area of Parmalee, a short-lived town and stop along the East and West Coast Railway spanning from Bradentown (now Bradenton) to Arcadia. The site's northernmost boundary lies along the path of the old railway (see Attachment D4).

a. Historic structures fifty years old or older

The property contains a masonry block home built in 1963, located at the north end of the site about 400 feet from State Road 70. According to the Manatee County Property Appraiser, the home is 2,496 square feet, with 3 bedrooms and 1 bathroom.



Figure 4. Home built in 1963 - 32050 State Road 70 E (Image Source: Stellar MLS via Redfin)

b. Other improvements/facilities

- A wood frame home built in 1999 (approx. 4,392 square feet under roof) is located in a heavily wooded area south of Anson Road. A horse barn with an apartment is less than 100 feet from the main home. The homesite also has large chicken coops nearby the horse barn.



Figure 5. Home built in 1999 - 31510 Anson Rd. (Image Source: Stellar MLS via Redfin)

- An air-conditioned metal storage building/machine shop/office with covered patio (approx. 3,000 square feet) is located at the end of Anson Road. Well-managed shooting ranges extend about 250 feet north and 500 feet east of the facility.



Figure 6. Large, Central, Air-Conditioned Facility with Patio

- A couple of small barns in the northern and southeastern portion of the property are dilapidated due to age, non-use and recent hurricanes.



Figure 7. Dilapidated Barn

3) Potential public recreation opportunities or other public uses.

If acquired, the site could provide numerous passive public recreational opportunities. Some of these activities may include hiking, biking, birding, camping and equestrian activities.

The site may be considered as a future Gopher Tortoise Recipient Site. Gopher tortoises were noted during a site visit conducted in Summer 2024. Manatee County currently manages a long-term Gopher Tortoise Recipient Site within the County's nearby Duette Preserve.

4) Potential threats or development plans that could impact the value of the proposed project.

In 1998, the southern portion of the project area became a residential sub-division, "Anson Acres". Five large Anson Acres homesites range from 50 to over 100 acres each. Regulatory wetland conservation easements were put in place to mitigate for wetland impacts (see

Attachment D5). Historic site conditions within Anson Acres (including historic plant populations) dating back to the late 1990's can be found in Attachment D6. Over time, all 5 parcels came under ownership of the current landowner.

There are no current/further development plans for the site. However, development continues to march eastward in Manatee County. Panther Ridge, the closest residential development, is only 5 miles west of the site, also located along SR 70 (see Attachment C2). With approximately 0.3 miles of road frontage along SR 70, the site is prime for development.

5) Local resolution related to the potential public acquisition of the project.

A grassroots effort led by individuals and organizations throughout the region resulted in a program to finance the acquisition, improvement, and management of conservation lands. In November 2020, the Conservation and Parks Projects Referendum was approved by 71% of voters to protect water resources, preserve fish and wildlife habitat, and provide parks. Referendum calls for a 0.15 mill ad valorem tax and up to \$50,000,000 in general obligation bonds. While the referendum provides dedicated funding, partnerships with Florida Forever and other programs will leverage Manatee County funds and magnify the success of the program.

The Board of County Commissioners (BOCC) authorized the Environmental Lands Management and Acquisition Committee (ELMAC) to implement the Referendum with Resolution R-21-182. ELMAC was established in 1993 to advise the BOCC on environmental land acquisition, environmental land management, and recreational programming. The Committee has worked with staff to establish methods to identify, evaluate and prioritize land for conservation acquisition. The roles of the Committee have expanded over the years to include natural resource value criteria, conservation easements for agricultural land, tree advisory board, and implementation of the Conservation and Parks Projects referendum. The process and procedures are more fully described in the Environmental Lands Program pages of the Manatee County website. Included in those pages is an Environmental Lands Candidate Property Dashboard (shown in Figure 8), developed to allow interactive exploration of properties from any device. Dashboard indicators provide key conservation considerations “at-a-glance” for community members, ELMAC and the BOCC.

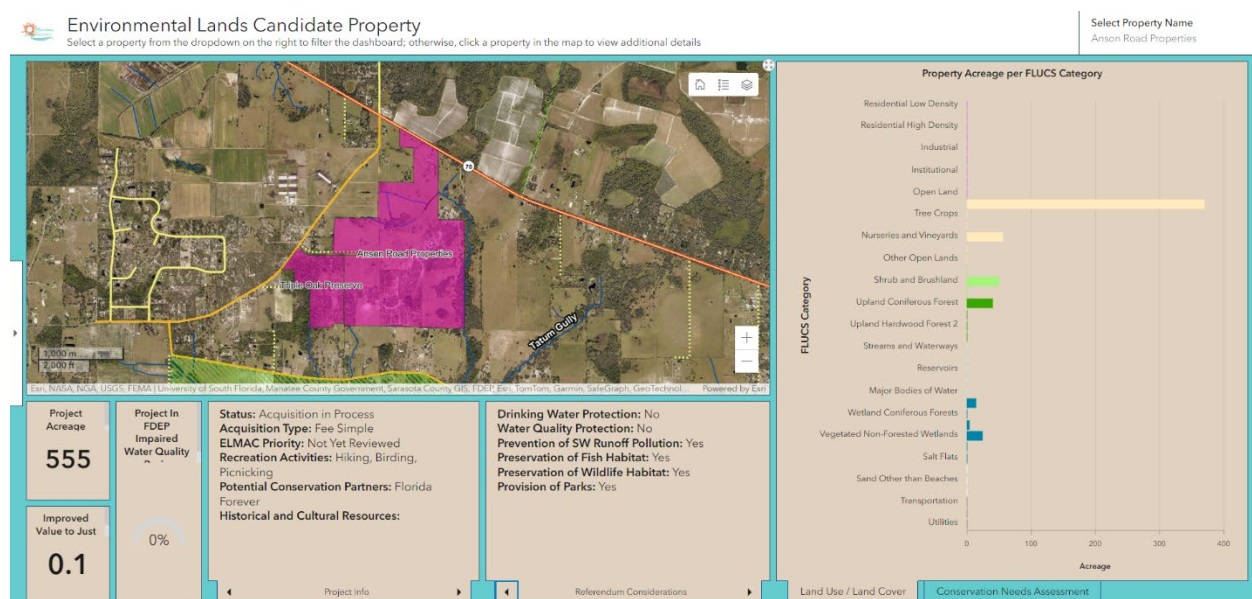


Figure 8. Environmental Lands Candidate Property Dashboard

On September 9th, 2024, ELMAC ranked Anson Road Properties (referred to within this application as Myakka Corridor Addition) as a high priority, recommended the site to the BOCC

for consideration for conservation acquisition, and approved the County's Environmental Lands Program to begin due diligence.

6) Florida Forever Criteria and goals/performance measures

Details regarding how the project site meets Florida Forever criteria, goals and performance measures follow:

Goal A. The acquisition project has a local government funding partner, Manatee County Government. While Manatee County's 2020 Conservation Referendum is a designated funding source for conservation acquisition, the cost of priority properties for which the Environmental Lands Program has established willing sellers exceeds the amount of funding established by the Referendum.

Goal B. Approximately 9% of the site is identified as Priorities 2, 3 and 5 of the Florida Natural Areas Inventory's Strategic Habitat Conservation Area (Attachment D7.1).

Approximately 85% of the site is considered Rare Species Habitat Conservation Priorities 4, 5 and 6 (Attachment D7.2).

The entire site (100%) is ranked as Priority 3 within the Florida Ecological Greenways Network, which is also defined as the Florida Wildlife Corridor (see Attachment D8). The property is immediately adjacent to Triple Oak Preserve (acquired for conservation September 2024), less than a mile from conservation easements to the north and south, less than 3 miles from Flatford Swamp, and less than 5 miles from Myakka River State Park and Edward W. Chance Preserve. Protection of the Myakka Corridor Addition contributes significantly to a natural corridor from Myakka River State Park to Duette Preserve and beyond.

Approximately 34 acres of scrub have been identified as scrub and scrubby flatwoods, which are Underrepresented Natural Ecosystems (Attachment D7.3). Staff review indicates scrub habitat areas are larger than mapped, particularly with regular resource management practices put into place.

The proximity to existing conservation lands (like Triple Oak Preserve, Myakka River State Park, Edward W. Chance Reserve and multiple conservation easements) and improves site's potential to increase the number of imperiled species. Gopher tortoises, Florida panthers, and Florida scrub jays are well documented and managed at multiple conservation lands mentioned above.

Goal C. As previously mentioned, restoration and enhancement of approximately 75 acres of historic wetlands could store water to reduce the impacts of flooding, improve water quality downstream and support imperiled species. Such a capital improvement project could be done in coordination with the SWFWMD Surface Water Improvement and Management Program as well as Tatum Sawgrass restoration and water management plans. Over 300 acres of pasture have potential for habitat restoration and/or enhancement. Conservation and restoration would potentially support imperiled species habitat repopulation and management.

Conservation of the site will protect approximately 27 acres of Natural Floodplain functions (Attachment D7.4). The entire site (100%) is identified as contributing to Significant Surface Waters (Priorities 3, 4 and 5) (Attachment D7.5) and contains approximately 25 acres of Priority 4, 5 and 6 Functional Wetlands (Attachment D7.6).

Goal E. The project area has easy access via State Road 70 and Anson Road via Betts Road, providing for natural resource-based public recreational and/or educational opportunities such as hiking, biking, birding, equestrian activities, camping, special opportunity hunts and other passive recreation activities.

A portion of the Myakka Corridor Addition is located along Anson Road, a private road solely serving 5 parcels that comprise the 443-acre "Anson Acres" Subdivision (the southern half of Myakka Corridor Addition – see Attachment D5). Historic site conditions within Anson Acres

(including historic plant populations) dating back to the late 1990's can be found in Attachment D6. Today, the 5 "Anson Acres" parcels are solely owned by the willing seller of the entire 551-acre Myakka Corridor Addition property. If purchased, the private Anson Road will become public.

Goal G. Over 50 acres of planted pine are located in the central southern portion of the property. Sustainable forest management practices may continue and possibly be expanded under Manatee County natural resource management

Criteria 9. The Myakka Corridor Addition meets multiple goals, as detailed above. This project is adjacent a recent 105-acre conservation acquisition and enhances management of that property and the value of natural connections to the north and south. The project can significantly contribute to the solution of regional water resource problems, as have been initiated for Tatum Sawgrass. Fee simple acquisition of the property is a rare opportunity to protect high-quality, under-represented habitat within the Florida Wildlife Corridor. Acquisition will protect a key portion of a corridor connection from future development.

Criteria 10. Manatee County has matching funds available for this conservation acquisition project.

7) Proposed Acquisition Type

Myakka Corridor Addition is proposed as a fee simple acquisition. A cost-share partnership with Manatee County is proposed under the provisions of the Conservation and Parks Projects Resolution R-21-105. It is proposed that Manatee County manage the property as a publicly accessible nature preserve, governed by a State-approved management plan. According to the Manatee County Property Appraiser, the parcel has a 2024 Just/Market Value of \$9,573,950.00. Since September 2024, appraisals and title have been ordered; closing is anticipated in 2025, pending BOCC approval of the purchase and sale contract.

Management

Manatee County is the proposed land manager of the Myakka Corridor Addition project area. Manatee County's Natural Resources Department has experience in managing 12 publicly accessible preserves and nearly 30,000 acres of natural lands within the County. This includes preserves of similar size and habitat types as Myakka Corridor Addition.

Manatee County's Natural Resource Management team is well-resourced and trained with 21 staff members. This provides for a strong FTE/acre ratio (1 FTE to 1,428 acres) relative to other county-run land management programs. This program routinely burns 12,000-14,000 acres per year. Every member of the division is a trained and licensed pesticide applicator, and wildland firefighter. A willing manager letter can be found under Attachment A.

The Natural Resource Management team is also supported by several other divisions within the County's Department of Natural Resources. The management of visitors and recreational use is complemented by the Education and Volunteer Division consisting of 5 full-time educators. All of which are certified interpretive guides, and Florida Master naturalists. They are responsible for public communications, creating and offering a wide variety of programs that take place in County preserves, for interpreting the natural & cultural resources of county owned lands and helping to shape rules and policy around the passive use of preserves.

The Ecological & Marine Resources Division plays a significant role on conservation lands as well by designing, permitting, and overseeing complex restoration, mitigation, and habitat creation projects at a variety of scales. They seek opportunities to offset restoration and management costs through innovative programs including gopher tortoise recipient sites, carbon credit programs, and a variety of grants.

The property is immediately adjacent to the existing Triple Oak Preserve (Manatee County's newest Preserve – acquired in September 2024). Equestrian trail use, special opportunity hunts, and limited number of scheduled programs focused on high-quality experiences such as geocaching, botanizing, stargazing, and scrub jay monitoring are all opportunities that would be feasible to implement. Manatee County typically commits to regularly recurring educational and volunteer programs. Moody Branch WEA and Headwaters at Duette Preserve are examples of similar sized county-owned properties where these types of programs are administered.

Text Citations:

- Hammett, K. M., Turner, J. F., & Murphy, W. R. (1978, November 24). MAGNITUDE AND FREQUENCY OF FLOODING ON THE MYAKKA RIVER, SOUTHWEST FLORIDA. Reston; U.S. Geological Survey. DOI: <https://doi.org/10.3133/wri7865>
- School of Geosciences, USF Water Institute. (2024). *CHNEP Water Atlas*. CHNEP Water Atlas Mapping Application. Link: https://maps.wateratlas.usf.edu/chnep/?_gl=1%2A1839lw2%2A_ga%2AODkxNzY0NTcyLjE3Mjl5Njk3Mzk.%2A_ga_51QXE3B90K%2AMTcyODkzMDA2OS44LjEuMTcyODkzMDE4MC4wLjAuMA..
- Stellar MLS. (2013). 32050 State Road 70 E, MYAKKA CITY, FL 34251. Redfin. Stellar MLS. Retrieved 2024, from <https://www.redfin.com/FL/Myakka-City/32050-State-Road-70-E-34251/home/171760027> .
- Stellar MLS. (2017). 31510 Anson Rd, MYAKKA CITY, FL 34251. Redfin. Stellar MLS. Retrieved 2024, from <https://www.redfin.com/FL/Myakka-City/31510-Anson-Rd-34251/home/54587265>.
- Suau, S. M. (n.d.). Inventory and Assessment of Hydrologic Alterations in the Myakka River Watershed. Unknown; Unknown. Link: <https://manatee.wateratlas.usf.edu/upload/documents/Myakka%20Hydrology--Steve%20Suau.pdf>
- Suau, S., & Davies, T. (2019, May). Tatum Sawgrass Hydrologic & Hydraulic Report. Sarasota, FL and Newberry, FL; Progressive Water Resources, LLC and Wood Environment & Infrastructure Solutions, Inc.



Natural Resources Department
Resource Management Division
1022 26th Ave E.
Bradenton, FL 34208
Phone: (941) 748-4501
www.mymanatee.org

October 7, 2024

Subject: Willing Manager Commitment – Myakka Corridor Addition

To whom it may concern,

Please accept this statement as commitment that Manatee County will manage the Myakka Corridor Addition property if acquired. Manatee County's Natural Resources Department has experience in managing 12 publicly accessible preserves and nearly 30,000 acres of natural lands within the County. This includes preserves of similar size and habitat types as Myakka Corridor Addition. Our Natural Resource Management team is well-resourced and trained consisting of 21 staff and supported by several other divisions of the department. We have strong interagency partnerships and a track record of effectively using grants to achieve management objectives.

Sincerely,

Charlie Hunsicker

Department Director, Natural Resources Department
Manatee County Government

VACANT
District 1

AMANDA
BALLARD
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MIKE
RAHN
District 4

RAY
TURNER
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

Attachment B:
Ownership & Tax Information

Myakka Corridor Addition: Parcel IDs

County	Parcel ID	Owner(s)	Acreage	Market Value	Improvement Value	Other Notes
Manatee	168400059	COSTA, HILARIO S; COSTA, ADILIA M	12.01	\$459,383.00	\$0.00	
Manatee	168410058	COSTA, HILARIO S; COSTA, ADILIA M	1.17	\$44,753.00	\$0.00	
Manatee	174100008	COSTA, HILARIO S; COSTA, ADILIA M	94.41	\$1,595,498.00	\$224,977.00	Parcel w/ home accessible via SR 70
Manatee	173602109	COSTA, HILARIO S; COSTA, ADILIA M	91.47	\$1,385,993.00	\$0.00	
Manatee	173602159	COSTA, HILARIO; COSTA, ADILIA	116.7	\$1,775,089.00	\$88,859.00	Parcel w/ large barn/storage building
Manatee	173602209	COSTA, HILARIO S; COSTA, ADILIA M	100.35	\$2,096,927.00	\$667,698.00	Parcel w/ home
Manatee	173602269	COSTA, HILARIO S; COSTA, ADILIA M	84.88	\$1,323,331.00	\$15,759.00	
Manatee	173602059	COSTA, HILARIO S; COSTA, ADILIA M	50.04	\$892,976.00	\$0.00	
TOTALS			551.03	\$9,573,950.00	\$997,293.00	



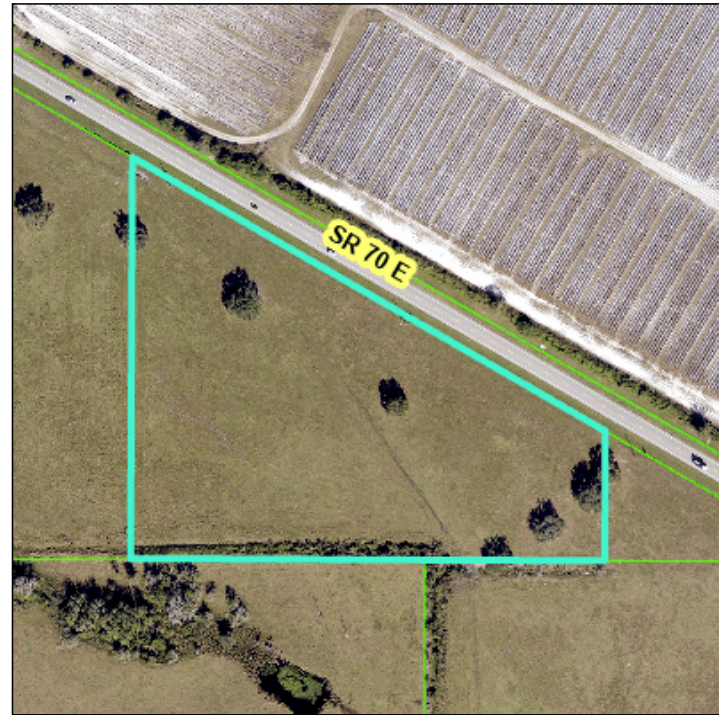
Parcel ID: 168400059
Ownership: COSTA, HILARIO S; COSTA, ADILIA M
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: COSTA, HILARIO S, COSTA, ADILIA M, 2610 RANCH CLUB BLVD, MYAKKA CITY FL 34251

Situs Address: 31802 SR 70 E, MYAKKA CITY, FL 34251
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 04-36S-21E
Neighborhood: 4800; MAP 6F WITH ALL OF MYAKKA CITY

Parcel Type: REAL PROPERTY
Parcel Created: 10/09/1990
Map Number: 6F03

Land Use: 6000; GRAZING, CLASS I
Land Size: 12.0100 Acres or 523,156 Square Feet



DESCRIPTION

ALL THAT PART OF THE S1/2 OF SW1/4 OF SEC 4, LYING S OF THE R/W OF BRADENTON-ARCADIA HWY (SR 70); LESS THE FOLLOWING DESC PROPERTY: COM AT THE NW COR OF SEC 9; TH E ALG THE N LN OF SD SEC, ALSO BEING THE S LN OF SEC 4, 1316.5 FT TO A CONC MON; TH CONT E ALG SD LN 335 FT FOR A POB; TH CONT E ALG SD LN, 421.72 FT TO INTERSECT WITH SWLY R/W LN OF SR 70; TH N 60 DEG 12 MIN 10 SEC W, ALG SD R/W LN 485.97 FT; TH S 241.49 FT TO THE POB, (1169/3330). ALSO LESS OR 1318 P 1413 DESC AS FOLLOWS: COM AT THE SW COR OF SEC 4, TH S 89 DEG 39 MIN 30 SEC E, ALG THE S LN OF SD SEC 4, 25 FT TO E MAINTAINED R/W OF COUNTY RD FOR POB; TH CONT SAME LN, 743.18 FT; TH N 00 DEG 20 MIN 30 SEC E, 747.82 FT TO SWLY R/W OF SR #70; TH N 59 DEG 51 MIN 20 SEC W, ALG SD R/W, 864.88 FT TO A PT ON THE E R/W OF SD COUNTY RD; TH S 00 DEG 00 MIN 51 SEC E, ALG SD R/W, 1177.71 FT TO POB, PI#1684.0005/9

2024 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	459,383	459,383	459,383	
Improvement Value:	0	0	0	
Total Market Value:	459,383	459,383	459,383	
Land Classified Agricultural:	459,383	459,383	459,383	
Classified Use Value:	3,603	3,603	3,603	
Classified Use Savings:	455,780	455,780	455,780	
Ineligible for 10% Cap:	459,383	459,383	459,383	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	0	0	0	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	459,383	459,383	459,383	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	3,603	3,603	3,603	
Exempt Value:	0	0	0	
Taxable Value:	3,603	3,603	3,603	

2024 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	4.82
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ADDRESSES ASSIGNED TO THE PROPERTY

31802 SR 70 E, MYAKKA CITY, FL 34251

PROPERTY APPRAISER INSPECTIONS

03/28/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/27/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/13/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/30/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
07/14/2006	MMC	INSPECTION BY IMAGE TECHNOLOGY	MISC. REVIEW (HISTORICAL)

LAND INFORMATION

----- Frontage ----- Depth -----															
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences
1	A	502	Yes	0%	523,156	12.01	45,000	459,383					1.0		A

AGRICULTURAL LAND INFORMATION

	Type	Appyear	Acres	Rate	Value
2 IMPST IMPROVED PASTURE	01	2014	12.0100	300.00	3,603

SALES INFORMATION								
Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2071207	7/22/2013	2483 / 6389	WARRANTY DEED	I	05	\$865,000	COSTA, HILARIO S	SR 70 FARM LLC
1865389	4/29/2005	2016 / 0325	WARRANTY DEED	V	05	\$2,775,000	SR 70 FARM LLC	ADAMATMAR, LLC
1831311	4/15/2004	1918 / 6249	WARRANTY DEED	V	05	\$1,000,000	ADAMATMAR, LLC	BUNYAK, GEORGE J SR
1340981	4/27/1998	1553 / 2216	DEED	V	37	\$1	BUNYAK, GEORGE JAMES SR CO-TR	BUNYAK, GEORGE JAMES & LILLIAN ANN
1340982	1/1/1931	UNRECORDED	UNKNOWN	V	37		BUNYAK, GEORGE JAMES *	



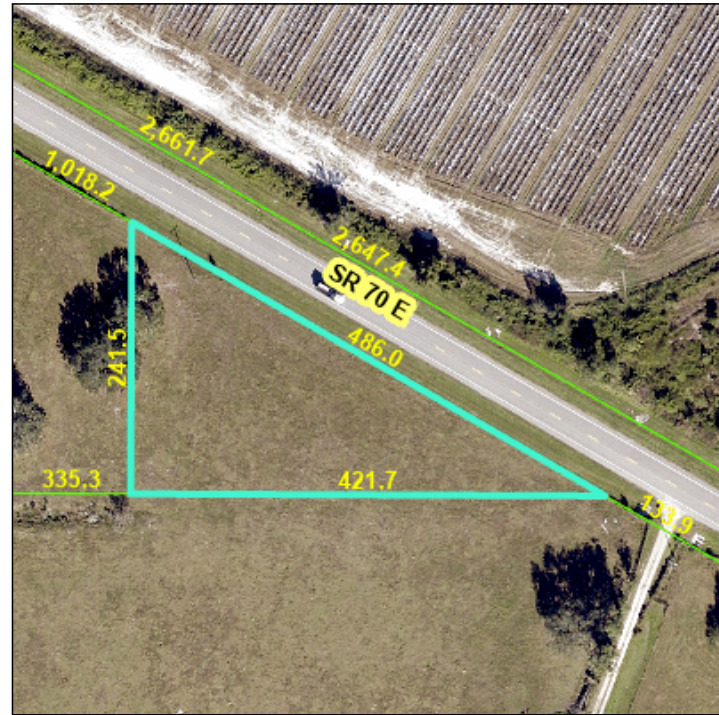
Parcel ID: 168410058
Ownership: COSTA, HILARIO S; COSTA, ADILIA M
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: COSTA, HILARIO S, COSTA, ADILIA M, 2610 RANCH CLUB BLVD, MYAKKA CITY FL 34251

Situs Address: SR 70 E, MYAKKA CITY, FL 34251
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 04-36S-21E
Neighborhood: 4800; MAP 6F WITH ALL OF MYAKKA CITY

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 6F03

Land Use: 6000; GRAZING, CLASS I
Land Size: 1.1700 Acres or 50,965 Square Feet



DESCRIPTION

COM AT THE NW COR OF SEC 9, TH E ALG THE N LN OF SD SEC 9, ALSO BEING THE S LN OF SEC 4, A DIST OF 1316.5 FT TO A CONC MON; TH CONT E ALG SD LN 335 FT FOR THE POB, TH CONT E, ALG SD LN 421.72 FT TO THE INTERSEC OF SD LN AND THE SWLY R/W LN OF SR 70; TH N 60 DEG 12 MIN 10 SEC W, ALG SD R/W LN, 485.97 FT; TH S 241.49 FT TO THE POB, (545/986)
PI#1684.1005/8

2024 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	44,753	44,753	44,753	
Improvement Value:	0	0	0	
Total Market Value:	44,753	44,753	44,753	
Land Classified Agricultural:	44,753	44,753	44,753	
Classified Use Value:	351	351	351	
Classified Use Savings:	44,402	44,402	44,402	
Ineligible for 10% Cap:	44,753	44,753	44,753	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	0	0	0	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	44,753	44,753	44,753	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	351	351	351	
Exempt Value:	0	0	0	
Taxable Value:	351	351	351	

2024 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	0.74
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PROPERTY APPRAISER INSPECTIONS

02/07/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/27/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/13/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/07/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
04/30/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
07/14/2006	MMC	INSPECTION BY IMAGE TECHNOLOGY	MISC. REVIEW (HISTORICAL)

LAND INFORMATION

----- Frontage ----- Depth -----															
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences
1	A	502	Yes	0%	50,965	1.17	45,000	44,753					1.0		A

AGRICULTURAL LAND INFORMATION

	Type	Appyear	Acres	Rate	Value
2 IMPST IMPROVED PASTURE	01	2014	1.1700	300.00	351



SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2071208	7/22/2013	2483 / 6389	WARRANTY DEED	I	05	\$865,000	COSTA, HILARIO S	SR 70 FARM LLC
1865391	4/29/2005	2016 / 0325	WARRANTY DEED	V	05	\$2,775,000	SR 70 FARM LLC	ADAMATMAR, LLC
1831307	4/15/2004	1918 / 6249	WARRANTY DEED	V	05	\$1,000,000	ADAMATMAR, LLC	BUNYAK, GEORGE J SR
1340983	5/25/1998	1556 / 6127	CORRECTIVE DEED	V	37	\$1	BUNYAK, GEORGE J SR	BUNYAK, GEORGE J
1340984	4/27/1998	1553 / 2218	DEED	V	37	\$1	BUNYAK, GEORGE J SR CO-TR	BUNYAK, GEORGE J
1340985	1/1/1931	UNRECORDED	UNKNOWN	V	37		BUNYAK, GEORGE J	



Parcel ID: 174100008
Ownership: COSTA, HILARIO S; COSTA, ADILIA M
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: COSTA, HILARIO S, COSTA, ADILIA M, 2610 RANCH CLUB BLVD, MYAKKA CITY FL 34251

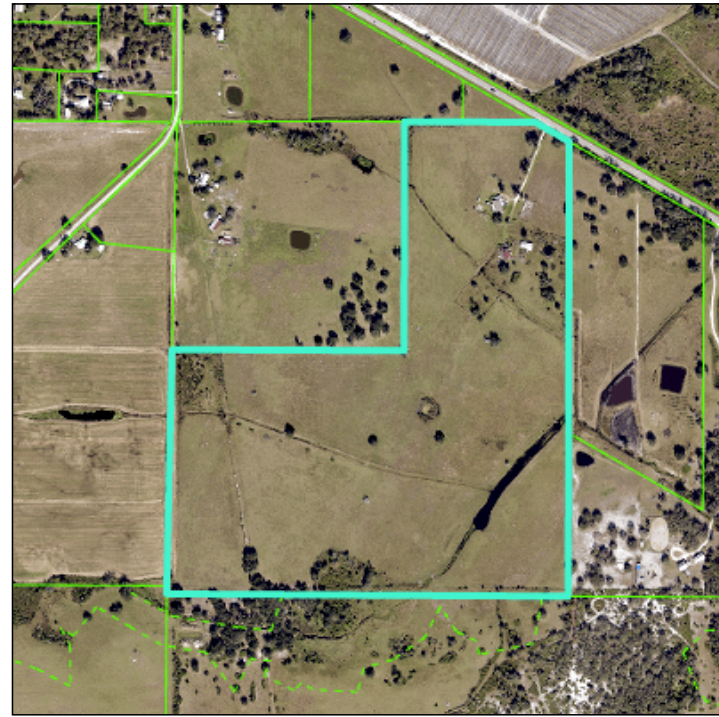
Situs Address: 32050 SR 70 E, MYAKKA CITY, FL 34251
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 09-36S-21E
Neighborhood: 4800; MAP 6F WITH ALL OF MYAKKA CITY

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 6F09

Land Use: 5000; AG.LAND/IMP. W/SINGLE FAMILY RES.
Land Size: 94.4100 Acres or 4,112,500 Square Feet
Building Area: 2,496 SqFt Under Roof / 1,664 SqFt Living or Business Area / 2,496 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



DESCRIPTION

BEG AT THE NW COR OF SEC 9, THENCE E ALG SEC LN 1316.5 FT TO A POB; THENCE CONT E 757.01 FT TO THE SWLY R/W LN OF HWY 70; THENCE S 60 DEG 12 MIN 10 SEC E ALG SD R/W LN 225 FT; THENCE S 00 DEG 08 MIN 10 SEC E A DIST OF 2581.09 FT; THENCE W 2268.41 FT TO THE W LN OF SD SEC 9; THENCE N 00 DEG 08 MIN 10 SEC W A DIST OF 1369.74 FT; THENCE S 89 DEG 58 MIN 30 SEC E A DIST OF 1316.47 FT; THENCE N 00 DEG 08 MIN 10 SEC W A DIST OF 1323.15 FT TO THE POB, AS DESC IN ORB 155 P 123, PUB REC MAN CO, FLA P-2-3 PI#1741.0000/8

2024 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	1,370,521	1,370,521	1,370,521	
Improvement Value:	224,977	224,977	224,977	
Total Market Value:	1,595,498	1,595,498	1,595,498	
Land Classified Agricultural:	1,299,376	1,299,376	1,299,376	
Classified Use Value:	27,723	27,723	27,723	
Classified Use Savings:	1,271,653	1,271,653	1,271,653	
Ineligible for 10% Cap:	1,299,376	1,595,498	1,299,376	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	296,122	0	296,122	
10% Cap Savings:	74,628	0	74,628	
Ineligible for SOH Cap:	1,595,498	1,595,498	1,595,498	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	249,217	323,845	249,217	
Exempt Value:	0	0	0	
Taxable Value:	249,217	323,845	249,217	

2024 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	223.61
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ADDRESSES ASSIGNED TO THE PROPERTY

32050 SR 70 E, MYAKKA CITY, FL 34251

PROPERTY APPRAISER INSPECTIONS

04/22/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/28/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
05/14/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/22/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
04/30/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
04/20/2006	MMC	INSPECTION BY IMAGE TECHNOLOGY	MISC. REVIEW (HISTORICAL)

LAND INFORMATION

----- Frontage ----- Depth -----															
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences
1	A	504	Yes	0%	4,025,380	92.41	28,000	1,299,376					1.0		A
2	A	502	No	0%	87,120	2.00	45,000	71,145					1.0		A

AGRICULTURAL LAND INFORMATION

	Type	Appyear	Acres	Rate	Value
4 IMPST IMPROVED PASTURE	01	2014	92.4100	300.00	27,723



SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2071209	7/22/2013	2483 / 6389	WARRANTY DEED	I	05	\$865,000	COSTA, HILARIO S	SR 70 FARM LLC
1865388	4/29/2005	2016 / 0325	WARRANTY DEED	I	05	\$2,775,000	SR 70 FARM LLC	ADAMATMAR, LLC
1831306	4/15/2004	1918 / 6249	WARRANTY DEED	I	05	\$1,000,000	ADAMATMAR, LLC	BUNYAK, GEORGE J
1341540	1/1/1931	UNRECORDED	UNKNOWN	V	37		BUNYAK, GEORGE J *	

BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
COBLD2111-3154	11/30/2021	REROOF/ROOFING MEMBRANE	NCRQD:RMV/RPL/SHNGLE/SHNGLE/23SQ/1/12 PITCH/MBLL	JACK SEE	\$14,475	CLOSED	12/10/2021	

RESIDENTIAL DWELLING #1

override model:	class: RESIDENTIAL
dwelling type: Dwelling Valuation	grade: AVERAGE/TYPICAL QUALITY
stories: 1	c&d:
construction: MASONRY	c&d factor: 0%
building style: RA	functional depr: 0%
year built: 1963	funct. depr. reason:
effective year: 1992	economic depr: 0%
lower level: NONE	econ. depr. reason:
heating: NON CENTRAL	cost model: 1
attic: NONE	area factor: 0.884
electric: AVERAGE/TYPICAL	adjusted area: 1664
exterior wall: PLAIN-PAINTED	story height factor: 1.000
floors: AVERAGE/TYPICAL	construction factor: 1.000
interior: AVERAGE/TYPICAL	grade factor: 1.00
plumbing: AVERAGE/TYPICAL	percent good: 71%
roof material: SHINGLES COMP	additional area: 0
roof type: HIP AND/OR GABLE	total living area: 1664
garage type: 1 CAR CARPORT	total under roof: 2496
condo complex:	adj. base value: 326726
condo floor: 1	plumbing value: 0
condo unit #:	lower level value: 0
condo view:	hvac value: -12515
condo type:	attic value: 0
condo notes: 30X50 30X70	dwelling subtotal: 314211
add'l condo notes:	user factor: 0.980
condo extra value: 0	user amount: 0
bedrooms: 3	base rcn: 307927
full baths: 1	local multiplier: 1.000
half baths:	subtotal rcn: 307927
additional fixtures: 2	base rcnld: 218628
total fixtures: 5	additions rcnld: 36930
wood burn fp stacks:	total rcnld: 255558
wb fireplace openings:	override rcnld:
wb fp add'l stories stack:	adjustment factor: 0.85000
prefabricated fireplaces:	dwelling value: 217224
prefab add'l stories stack:	eligible for exem: 0.00%
total fireplace value: 0	



21	43
13 A01 (273)	13 A02 (559)
21	43
64	43
26	A00 (1664)
26	26
64	

ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					1,664	1	100%		29%	0	0%
1	CP	CARPORT		CP			273	1	100%	10,898	29%	7,738	0%
2	S4	SCREEN PORCH 40		S4			559	1	100%	41,116	29%	29,192	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Basercn	Depr	Locmult	Adjfact	Value	Ex %
3	SHO	SHED-OPEN 1 SIDE	1963	1990	960	0	1	4.50	4,320	79%	1	1	774	100%
4	CNN	CANOPY-LOW-NO FLOOR	1963	1990	1,628	0	1	4.50	7,326	79%	1	1	1,309	100%
5	BNA	BARN-AVERAGE	1963	1990	1,080	0	1	16.07	17,360	79%	1	1	3,103	100%
6	SHO	SHED-OPEN 1 SIDE	1963	1990	3,200	0	1	4.50	14,400	79%	1	1	2,567	100%



Parcel ID: 173602109
Ownership: COSTA, HILARIO S; COSTA, ADILIA M
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: COSTA, HILARIO S, COSTA, ADILIA M, 2610 RANCH CLUB BLVD, MYAKKA CITY FL 34251-4208

Situs Address: 31601 ANSON RD, MYAKKA CITY, FL 34251
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 09-36S-21E
Neighborhood: 4800; MAP 6F WITH ALL OF MYAKKA CITY
Subdivision: 0173600; ANSON ACRES; LOT 2; PB 33/94

Parcel Type: REAL PROPERTY
Parcel Created: 03/11/1999
Split/Combine: SPLIT
Parent Parcel ID: 172520256
Map Number: 6F09

Land Use: 6000; GRAZING, CLASS I
Land Size: 91.4700 Acres or 3,984,433 Square Feet



DESCRIPTION

LOT 2 ANSON ACRES SUBDIVISION PI#1736.0210/9

2024 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	1,385,993	1,385,993	1,385,993	
Improvement Value:	0	0	0	
Total Market Value:	1,385,993	1,385,993	1,385,993	
Land Classified Agricultural:	1,385,993	1,385,993	1,385,993	
Classified Use Value:	20,555	20,555	20,555	
Classified Use Savings:	1,365,438	1,365,438	1,365,438	
Ineligible for 10% Cap:	1,385,993	1,385,993	1,385,993	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	0	0	0	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	1,385,993	1,385,993	1,385,993	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	20,555	20,555	20,555	
Exempt Value:	0	0	0	
Taxable Value:	20,555	20,555	20,555	

2024 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	34.13
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ADDRESSES ASSIGNED TO THE PROPERTY

31601 ANSON RD, MYAKKA CITY, FL 34251

PROPERTY APPRAISER INSPECTIONS

04/22/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/28/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
05/13/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/15/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
07/01/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
07/10/2018	PMB	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

LAND INFORMATION									----- Frontage -----			----- Depth -----				
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	A	504	Yes	0%	3,984,433	91.47	28,000	1,385,993					1.0			A

AGRICULTURAL LAND INFORMATION

	Type	Appyear	Acres	Rate	Value
1 IMPST IMPROVED PASTURE	01	2021	50.0000	300.00	15,000
2 RNPST ROUGH NATIVE PASTURE	01	2022	18.0000	100.00	1,800
3 INPST IMPRVD NATIVE PSTURE	01	2022	23.4700	160.00	3,755



SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
1791714	1/3/2003	1795 / 6675	WARRANTY DEED	V	01	\$357,500	COSTA, HILARIO S	ANSON, ROBERT E
1717574	9/3/1999	1616 / 1404	DEED	I	37	\$1	ANSON, ROBERT E	ANSON, ROBERT E & BARBARA JEAN



Parcel ID: 173602159
Ownership: COSTA, HILARIO; COSTA, ADILIA
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: COSTA, HILARIO, COSTA, ADILIA, 2610 RANCH CLUB
BLVD, MYAKKA CITY FL 34251-4208

Situs Address: 31600 ANSON RD, MYAKKA CITY, FL 34251
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 09-36S-21E
Neighborhood: 4800; MAP 6F WITH ALL OF MYAKKA CITY
Subdivision: 0173600; ANSON ACRES; LOT 3; PB 33/94

Parcel Type: REAL PROPERTY
Parcel Created: 03/11/1999
Split/Combine: SPLIT
Parent Parcel ID: 172520256
Map Number: 6F09

Land Use: 5020; AG.LAND/IMP. W/OBY'S ONLY
Land Size: 116.7000 Acres or 5,083,452 Square Feet



DESCRIPTION

LOT 3 ANSON ACRES SUBDIVISION, ALSO IN SEC 16 PI#1736.0215/9

2024 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	1,686,230	1,686,230	1,686,230	
Improvement Value:	88,859	88,859	88,859	
Total Market Value:	1,775,089	1,775,089	1,775,089	
Land Classified Agricultural:	1,686,230	1,686,230	1,686,230	
Classified Use Value:	27,670	27,670	27,670	
Classified Use Savings:	1,658,560	1,658,560	1,658,560	
Ineligible for 10% Cap:	1,686,230	1,775,089	1,686,230	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	88,859	0	88,859	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	1,775,089	1,775,089	1,775,089	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	116,529	116,529	116,529	
Exempt Value:	0	0	0	
Taxable Value:	116,529	116,529	116,529	

2024 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	134.68
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ADDRESSES ASSIGNED TO THE PROPERTY

31600 ANSON RD, MYAKKA CITY, FL 34251

PROPERTY APPRAISER INSPECTIONS

04/24/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/28/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
05/18/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
05/28/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
06/14/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
05/14/2019	DMP	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

LAND INFORMATION									----- Frontage -----			----- Depth -----				
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	A	504	Yes	0%	5,083,452	116.70	28,000	1,686,230					1.0			A

AGRICULTURAL LAND INFORMATION

	Type	Appyear	Acres	Rate	Value
1 IMPST IMPROVED PASTURE	01	2021	80.0000	300.00	24,000
2 RNPST ROUGH NATIVE PASTURE	01	2021	36.7000	100.00	3,670

SALES INFORMATION									
Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor	
1781872	8/5/2002	1763 / 2471	DEED	V	01	\$420,200	COSTA, HILARIO	NICKENS, DONALD L	
1712513	9/3/1999	1609 / 1680	DEED	V	01	\$242,000	NICKENS, DONALD L	ANSON, ROBERT E	

BUILDING PERMITS									
Permit	Issued	Purpose	Description	Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date	
COCMP-17020645	04/21/2017	ACCESSORY BLD (COMM) CANOPY	FLOOD:NCRQD:AG STRG BLDG FOR TRACTORS, TRUCKS,ECT/ ...	HILARIO COSTA	\$80,000	CLOSED	06/07/2019		



Parcel ID: 173602209
Ownership: COSTA, HILARIO S; COSTA, ADILIA M
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: COSTA, HILARIO S, COSTA, ADILIA M, 2610 RANCH CLUB BLVD, MYAKKA CITY FL 34251

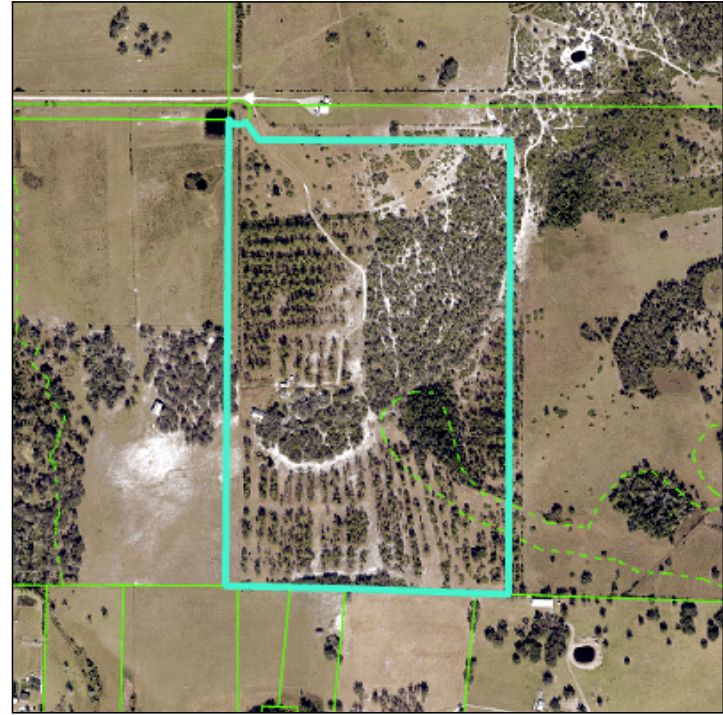
Situs Address: 31510 ANSON RD, MYAKKA CITY, FL 34251-7502
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 09-36S-21E
Neighborhood: 4800; MAP 6F WITH ALL OF MYAKKA CITY
Subdivision: 0173600; ANSON ACRES; LOT 4; PB 33/94

Parcel Type: REAL PROPERTY
Parcel Created: 03/11/1999
Split/Combine: SPLIT
Parent Parcel ID: 172520256
Map Number: 6F09

Land Use: 5000; AG.LAND/IMP. W/SINGLE FAMILY RES.
Land Size: 100.3500 Acres or 4,371,246 Square Feet
Building Area: 4,392 SqFt Under Roof / 3,408 SqFt Living or Business Area / 3,585 SqFt Residential Impervious Area
Living Units: 2

Residential Bldgs: 1



DESCRIPTION

LOT 4 ANSON ACRES SUBDIVISION, ALSO IN SEC 16 PI#1736.0220/9

2024 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	1,429,229	1,429,229	1,429,229	
Improvement Value:	667,698	667,698	667,698	
Total Market Value:	2,096,927	2,096,927	2,096,927	
Land Classified Agricultural:	1,390,979	1,390,979	1,390,979	
Classified Use Value:	25,633	25,633	25,633	
Classified Use Savings:	1,365,346	1,365,346	1,365,346	
Ineligible for 10% Cap:	1,390,979	2,096,927	1,390,979	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	705,948	0	705,948	
10% Cap Savings:	82,860	0	82,860	
Ineligible for SOH Cap:	2,096,927	2,096,927	2,096,927	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	648,721	731,581	648,721	
Exempt Value:	0	0	0	
Taxable Value:	648,721	731,581	648,721	

2024 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	421.06
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ADDRESSES ASSIGNED TO THE PROPERTY

31510 ANSON RD, MYAKKA CITY, FL 34251-7502

PROPERTY APPRAISER INSPECTIONS

04/24/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/28/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
05/17/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
05/14/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
11/08/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/27/2018	TKH	OFF SITE INSPECTION	AGRICULTURAL REVIEW
12/18/2017	JAH	INSPECTION BY IMAGE TECHNOLOGY	SALES REVIEW

LAND INFORMATION

----- Frontage ----- Depth -----															Influences	Zoning
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override		
1	A	502	No	100%	43,560	1.00	45,000	38,250					1.0			A
2	A	504	Yes	0%	4,327,686	99.35	28,000	1,390,979					1.0			A

AGRICULTURAL LAND INFORMATION

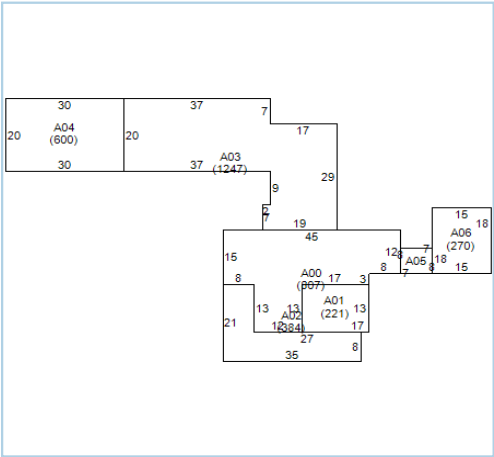
	Type	Appyear	Acres	Rate	Value
3 IMPST IMPROVED PASTURE	01	2018	78.4900	300.00	23,547
4 RNPST ROUGH NATIVE PASTURE	01	2018	20.8600	100.00	2,086

SALES INFORMATION									
Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor	
2202040	8/31/2017	2691 / 0958	WARRANTY DEED	I	01	\$1,330,000	COSTA, HILARIO S	LEWIS, HARRY L	

BUILDING PERMITS									
Permit	Issued	Purpose	Description	Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date	
02051232	09/18/2002	NEW ADDITION (RESIDENTIAL)	NCRQD:ADDITION OF 2 BED/2 BATH/GARAGE/FAMILY ROOM/L...		\$120,000	CLOSED	09/30/2003	11/07/2006	

RESIDENTIAL DWELLING #1

override model:	class: RESIDENTIAL
dwelling type: Dwelling Valuation	grade: AVERAGE/TYPICAL QUALITY
stories: 2	c&d:
construction: WOOD FRAME	c&d factor: 0%
building style: RA	functional depr: 0%
year built: 1999	funct. depr. reason:
effective year: 2011	economic depr: 0%
lower level:	econ. depr. reason:
heating: CENTRAL WITH A/C	cost model: 1
attic:	area factor: 0.467
electric: AVERAGE/TYPICAL	adjusted area: 807
exterior wall: REDWOOD	story height factor: 1.800
floors: AVERAGE/TYPICAL	construction factor: 0.976
interior: AVERAGE/TYPICAL	grade factor: 1.00
plumbing: AVERAGE/TYPICAL	percent good: 90%
roof material: SHEET METAL	additional area: 1794
roof type: HIP AND/OR GABLE	total living area: 3408
garage type:	total under roof: 4392
condo complex:	adj. base value: 303229
condo floor: 1	plumbing value: 16500
condo unit #:	lower level value: 0
condo view:	hvac value: 0
condo type:	attic value: 0
condo notes:	dwelling subtotal: 334909
add'l condo notes:	user factor: 1.020
condo extra value: 0	user amount: 0
bedrooms: 2	base rcn: 341607
full baths: 3	local multiplier: 1.000
half baths:	subtotal rcn: 341607
additional fixtures: 2	base rcnld: 307446
total fixtures: 11	additions rcnld: 382671
wood burn fp stacks: 2	total rcnld: 690117
wb fireplace openings: 2	override rcnld:
wb fp add'l stories stack:	adjustment factor: 0.85000
prefabricated fireplaces:	dwelling value: 586599
prefab add'l stories stack:	eligible for exem: 100.00%
total fireplace value: 15180	



ROOMS, AREAS & ADDITIONS													
A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					807	1	100%				
1	1+	BASE +ONE STORY ADDN		1+			221	1	100%	46,406	10%	41,765	0%
2	OP	OPEN PORCH		OP			384	1	100%	17,730	10%	15,957	0%
3	BA	BASE ONE STORY ADDITION		BA			1,247	1	100%	249,242	10%	224,318	0%
4	GR	ATTACHED GARAGE		GR			600	1	100%	46,653	10%	41,988	0%
5	BA	BASE ONE STORY ADDITION		BA			56	1	100%	11,193	10%	10,074	0%
6	BA	BASE ONE STORY ADDITION		BA			270	1	100%	53,966	10%	48,569	0%

RESIDENTIAL DWELLING FEATURES														
#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Basercn	Depr	Locmult	Adjfact	Value	Ex %
3	BAO	BASE AREA-DETACHED	1999	2008	1,112	0	1	80.00	88,960	12%	1	1	66,538	100%
4	BNG	BARN-GOOD	1999	2008	568	0	1	43.01	24,432	39%	1	1	12,665	100%
5	PTA	PATIO SLAB-AVERAGE	1999	2008	408	0	1	7.00	2,856	22%	1	1	1,896	100%



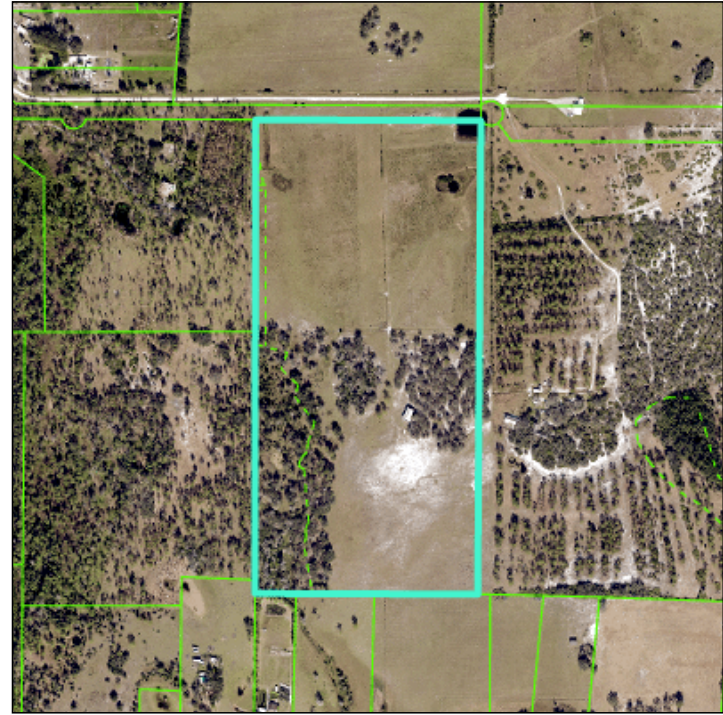
Parcel ID: 173602269
Ownership: COSTA, HILARIO S; COSTA, ADILIA M
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: COSTA, HILARIO S, COSTA, ADILIA M, 2610 RANCH CLUB BLVD, MYAKKA CITY FL 34251

Situation Address: 31204 ANSON RD, MYAKKA CITY, FL 34251
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 08-36S-21E
Neighborhood: 4800; MAP 6F WITH ALL OF MYAKKA CITY
Subdivision: 0173600; ANSON ACRES; LOT 5; PB 33/94

Parcel Type: REAL PROPERTY
Parcel Created: 03/11/1999
Split/Combine: COMBINE
Parent Parcel ID: MULTIPLE
Map Number: 6F07

Land Use: 5020; AG.LAND/IMP. W/OBY'S ONLY
Land Size: 84.8800 Acres or 3,697,373 Square Feet



DESCRIPTION

LOT 5 OF ANSON ACRES SUB P1#1736.0226/9

2024 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	1,307,572	1,307,572	1,307,572	
Improvement Value:	15,759	15,759	15,759	
Total Market Value:	1,323,331	1,323,331	1,323,331	
Land Classified Agricultural:	1,307,572	1,307,572	1,307,572	
Classified Use Value:	25,464	25,464	25,464	
Classified Use Savings:	1,282,108	1,282,108	1,282,108	
Ineligible for 10% Cap:	1,307,572	1,323,331	1,307,572	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	15,759	0	15,759	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	1,323,331	1,323,331	1,323,331	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	41,223	41,223	41,223	
Exempt Value:	0	0	0	
Taxable Value:	41,223	41,223	41,223	

2024 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	122.81
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ADDRESSES ASSIGNED TO THE PROPERTY

31204 ANSON RD, MYAKKA CITY, FL 34251

PROPERTY APPRAISER INSPECTIONS

04/22/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/28/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
05/14/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/01/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
11/08/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
12/20/2017	JAH	INSPECTION BY IMAGE TECHNOLOGY	SALES REVIEW

LAND INFORMATION

LAND INFORMATION									----- Frontage -----			----- Depth -----				
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	A	504	Yes	0%	3,697,373	84.88	28,000	1,307,572					1.0			A

AGRICULTURAL LAND INFORMATION

AGRICULTURAL LAND INFORMATION	Type	Appyear	Acres	Rate	Value
3 IMPST IMPROVED PASTURE	01	2018	84.8800	300.00	25,464



SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2198722	7/31/2017	2686 / 4585	WARRANTY DEED	V	01	\$860,000	COSTA, HILARIO S	MOMINEE, DANIEL T
2153192	3/14/2016	2611 / 3118	WARRANTY DEED	V	01	\$675,000	MOMINEE, DANIEL T	JIMENEZ, LEO
1778145	6/10/2002	1752 / 2499	DEED	V	01	\$350,000	JIMENEZ, LEO	NICKENS, DONALD L
1710413	8/16/1999	1606 / 5645	CORRECTIVE DEED	V	37	\$1	NICKENS, DONALD L	ANSON, ROBERT E & BARBARA



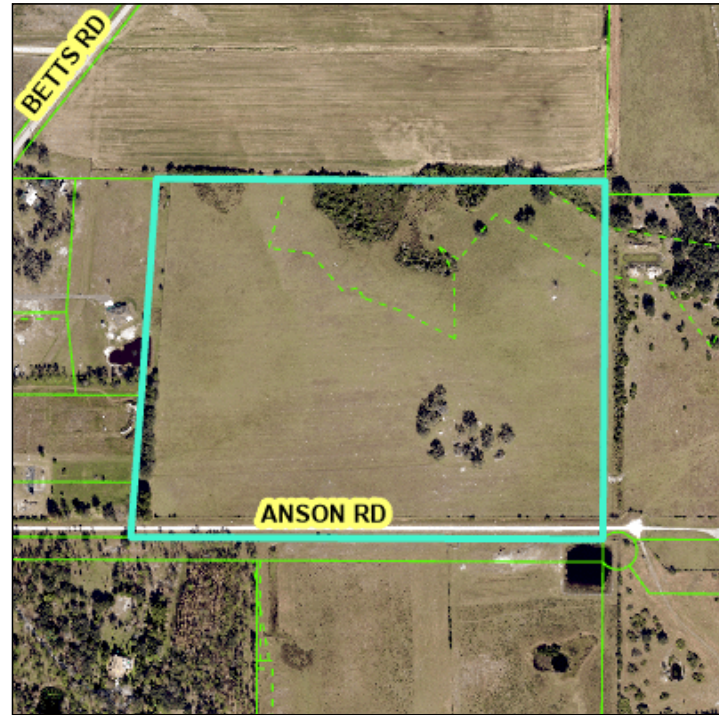
Parcel ID: 173602059
Ownership: COSTA, HILARIO S; COSTA, ADILIA M
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: COSTA, HILARIO S, COSTA, ADILIA M, 2610 RANCH CLUB BLVD, MYAKKA CITY FL 34251-4208

Situs Address: 31105 ANSON RD, MYAKKA CITY, FL 34251
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 08-36S-21E
Neighborhood: 4800; MAP 6F WITH ALL OF MYAKKA CITY
Subdivision: 0173600; ANSON ACRES; LOT 1; PB 33/94

Parcel Type: REAL PROPERTY
Parcel Created: 03/11/1999
Split/Combine: SPLIT
Parent Parcel ID: 172520256
Map Number: 6F07

Land Use: 6000; GRAZING, CLASS I
Land Size: 50.0400 Acres or 2,179,742 Square Feet



DESCRIPTION

LOT 1 ANSON ACRES SUBDIVISION PI#1736.0205/9

2024 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	892,976	892,976	892,976	
Improvement Value:	0	0	0	
Total Market Value:	892,976	892,976	892,976	
Land Classified Agricultural:	892,976	892,976	892,976	
Classified Use Value:	15,012	15,012	15,012	
Classified Use Savings:	877,964	877,964	877,964	
Ineligible for 10% Cap:	892,976	892,976	892,976	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	0	0	0	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	892,976	892,976	892,976	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	15,012	15,012	15,012	
Exempt Value:	0	0	0	
Taxable Value:	15,012	15,012	15,012	

2024 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT	18.92
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ADDRESSES ASSIGNED TO THE PROPERTY

31105 ANSON RD, MYAKKA CITY, FL 34251

PROPERTY APPRAISER INSPECTIONS

04/15/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
06/28/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/14/2021	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
04/15/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
07/12/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
10/01/2018	KK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

LAND INFORMATION									----- Frontage -----				----- Depth -----			
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	A	504	Yes	0%	2,179,742	50.04	28,000	892,976					1.0			A

AGRICULTURAL LAND INFORMATION

AGRICULTURAL LAND INFORMATION	Type	Appyear	Acres	Rate	Value
1 IMPST IMPROVED PASTURE	01	2003	50.0400	300.00	15,012



SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
1781825	8/6/2002	1763 / 0272	DEED	V	01	\$240,000	COSTA, HILARIO S	YANCEYS BOVINE BEAUTS
1710387	8/16/1999	1606 / 5647	DEED	V	01	\$185,000	YANCEYS BOVINE BEAUTS	ANSON, ROBERT E



Property Management Department
Property Acquisition Division
Environmental Lands Program
1112 Manatee Ave. W.
Bradenton, FL 34205
Phone: (941) 748-4501
www.myanatee.org

October 4, 2024

Subject: **Willing Seller Statement – Myakka Corridor Addition**

To whom it may concern,

Please accept this statement as confirmation that the owners of the Myakka Corridor Addition property have been contacted regarding this Florida Forever application and are willing sellers.

If you have any further questions, please contact Debra Woithe at Debra.Woithe@mymanatee.org or (941) 748-4501 ext. 6052. Thank you!

Sincerely,

Debra Childs Woithe

Environmental Lands Program Manager
Manatee County Government

VACANT
District 1

AMANDA
BALLARD
District 2

KEVIN
VAN OSTENBRIDGE
District 3

MIKE
RAHN
District 4

RAY
TURNER
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

Attachment C: Maps & Aerials

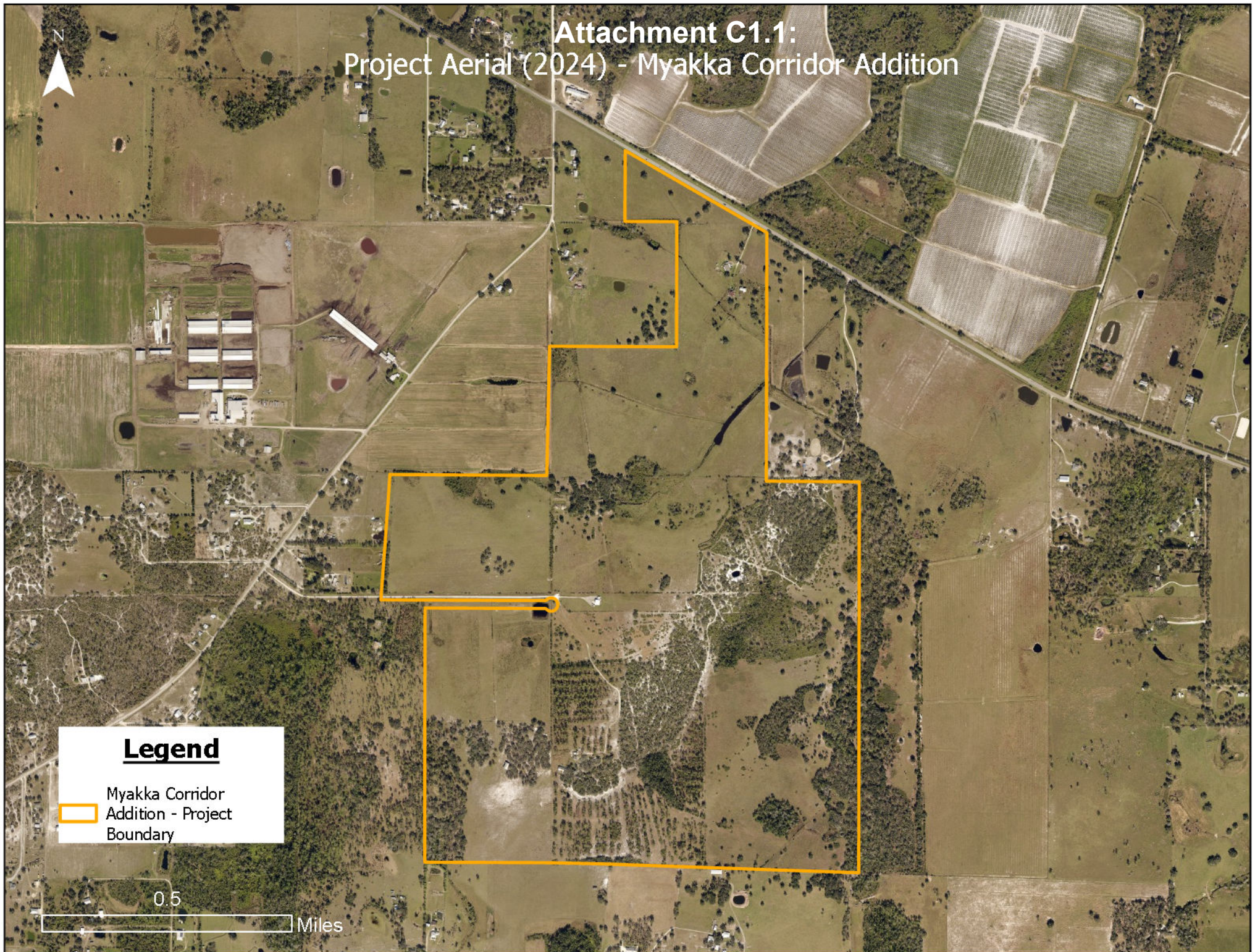
Attachment C1.1: Project Aerial (2024) - Myakka Corridor Addition



Legend

Myakka Corridor
Addition - Project
Boundary

0.5
Miles



Attachment C1.2: Project Historic Aerial (1940) - Myakka Corridor Addition



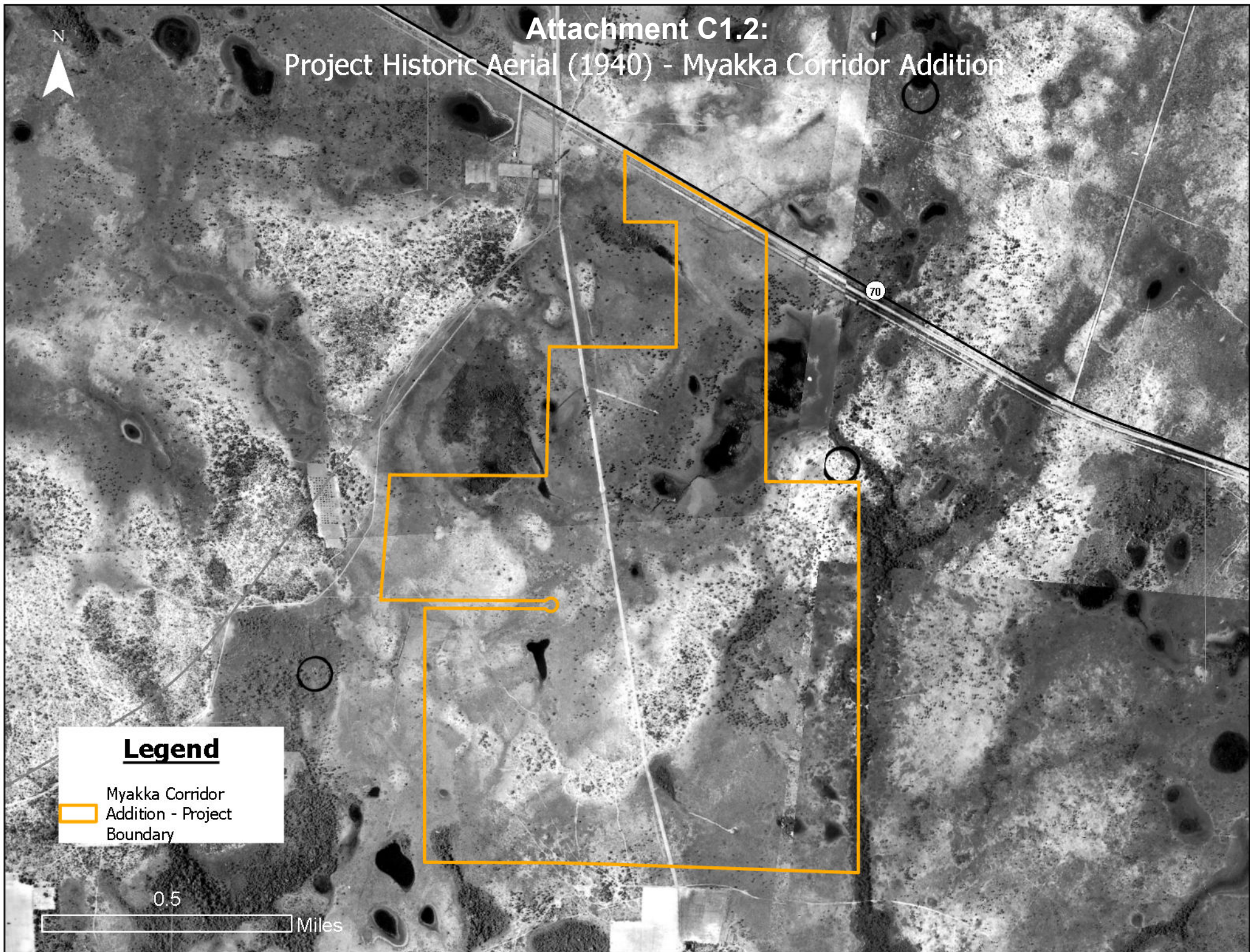
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Legend

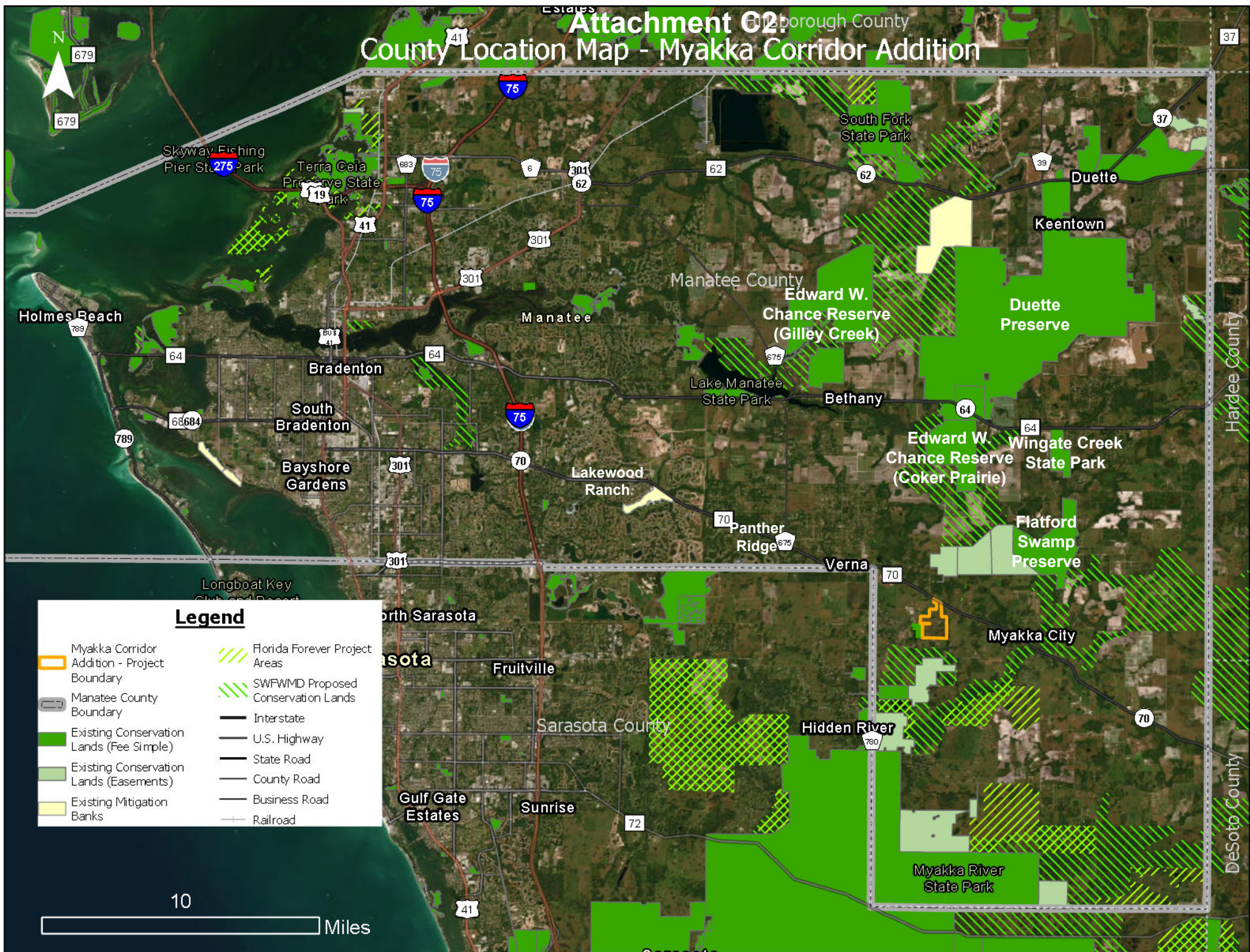
- Myakka Corridor
Addition - Project
Boundary

0.5

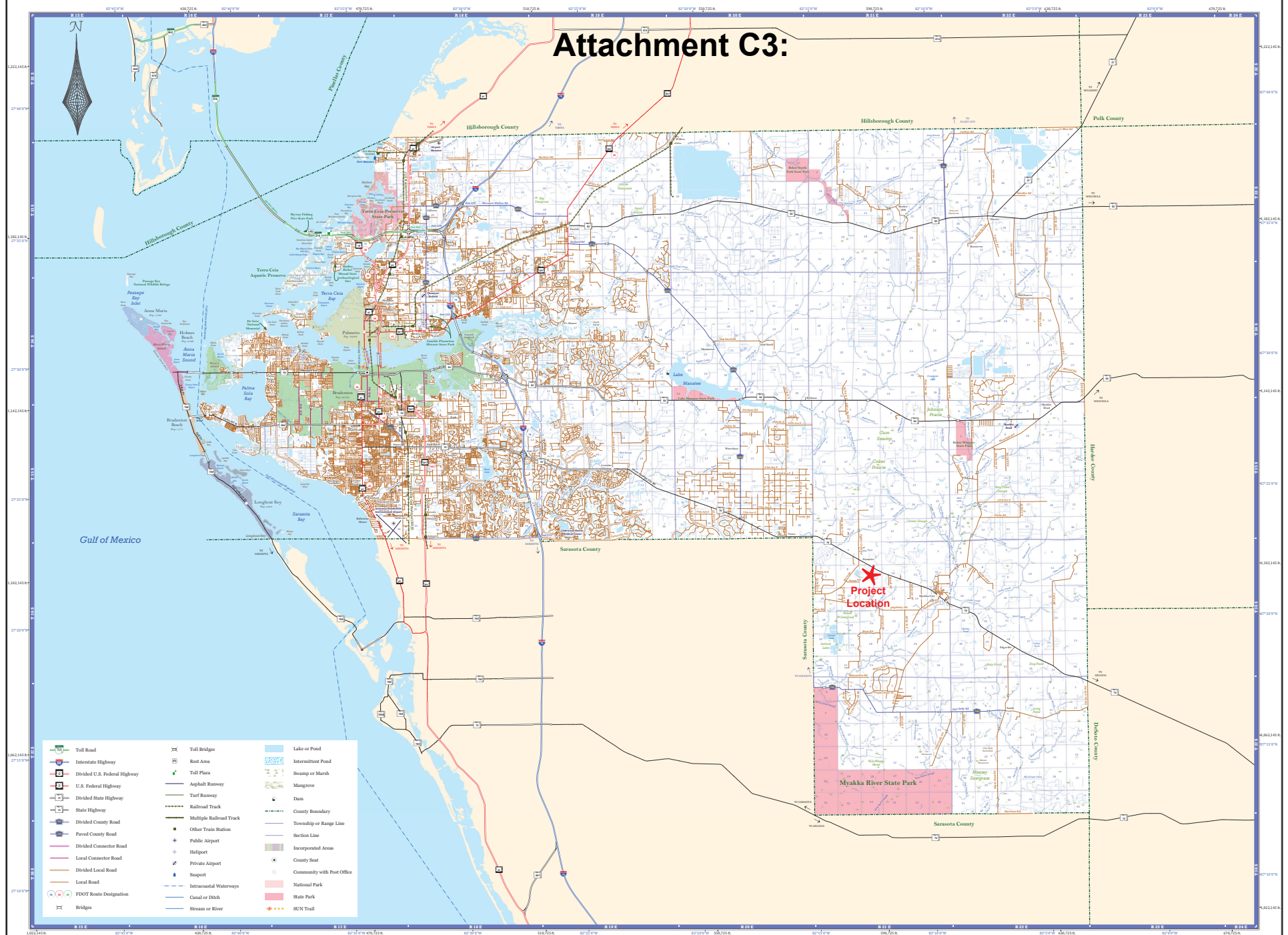
Miles



Attachment 02: County Location Map - Myakka Corridor Addition



Attachment C3:



This map was compiled from a variety of Federal, State, and local data sources. Florida Department of Transportation (FDOT) aerial photography compiled in February 2017, and previously published County General Highway Maps.

This map was prepared on the Albers Equal Area Conic Projection, 1983 North American Datum.

Some transportation data is provided by HERE and is Copyright 2015 HERE.

The railroad stations on this map do not necessarily denote the presence of a station or the facility. It may be only a point, such as a platform or siding, designated for the receipt or delivery of freight. No attempt has been made to show all drainage canals or ditches.

All populations are taken from the United States Census Bureau, in 2010 the population of Manatee County was 324,633. There are 740 square land miles in the county.

The Florida Department of Transportation (FDOT) is providing this data "as is" and FDOT disclaims any and all warranties, whether expressed or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will FDOT be liable to you or any third party for any direct, indirect, incidental, consequential, special, or exemplary damages or lost profits resulting from any use or misuse of this data.

Maps of this nature are in the public domain. The maps are compiled and published using public law sources and are copyrighted to prevent reproduction and resale for profit.

For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32304-0430, Phone (904) 414-4050.

General Highway Map Manatee County Florida

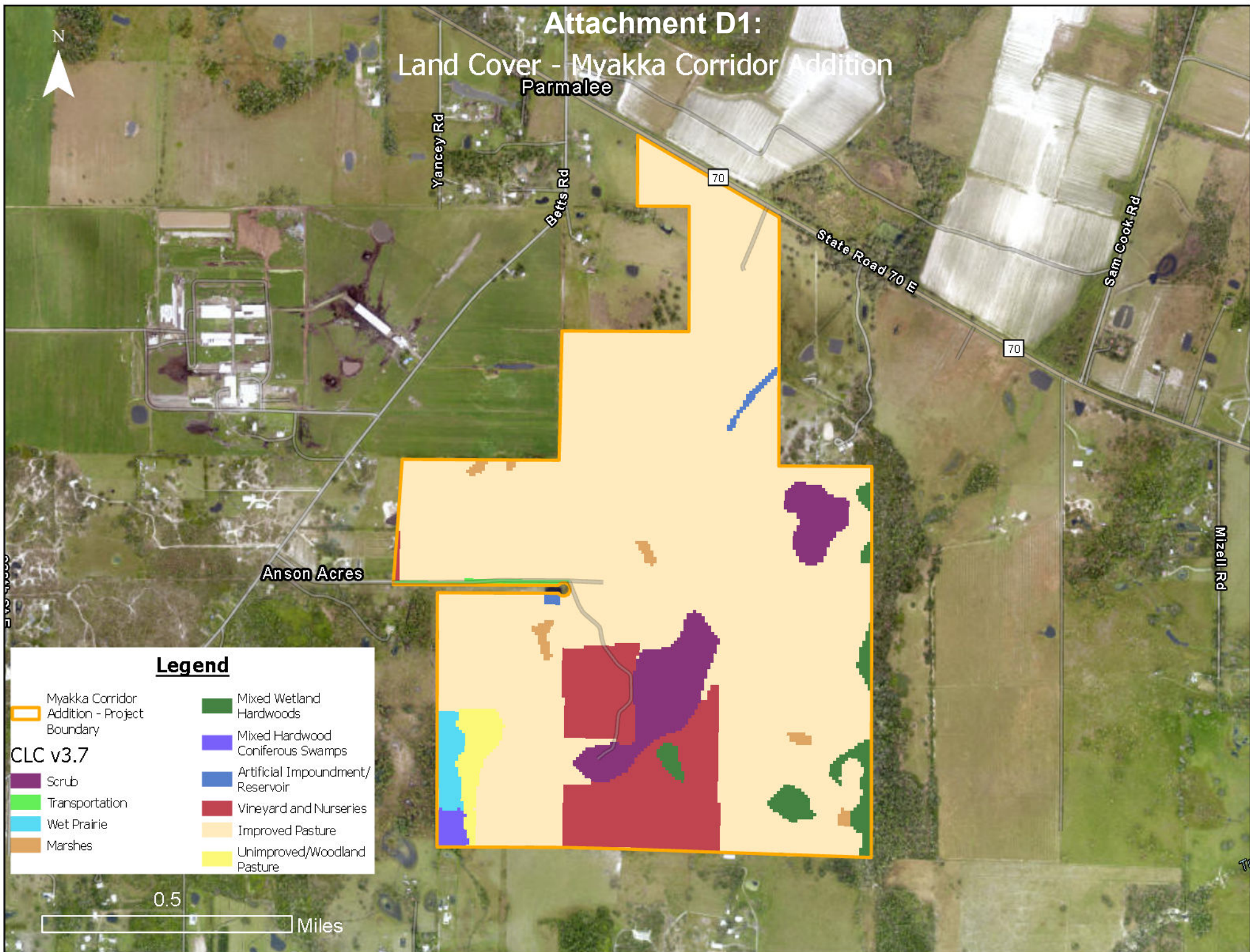
Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
June 2018



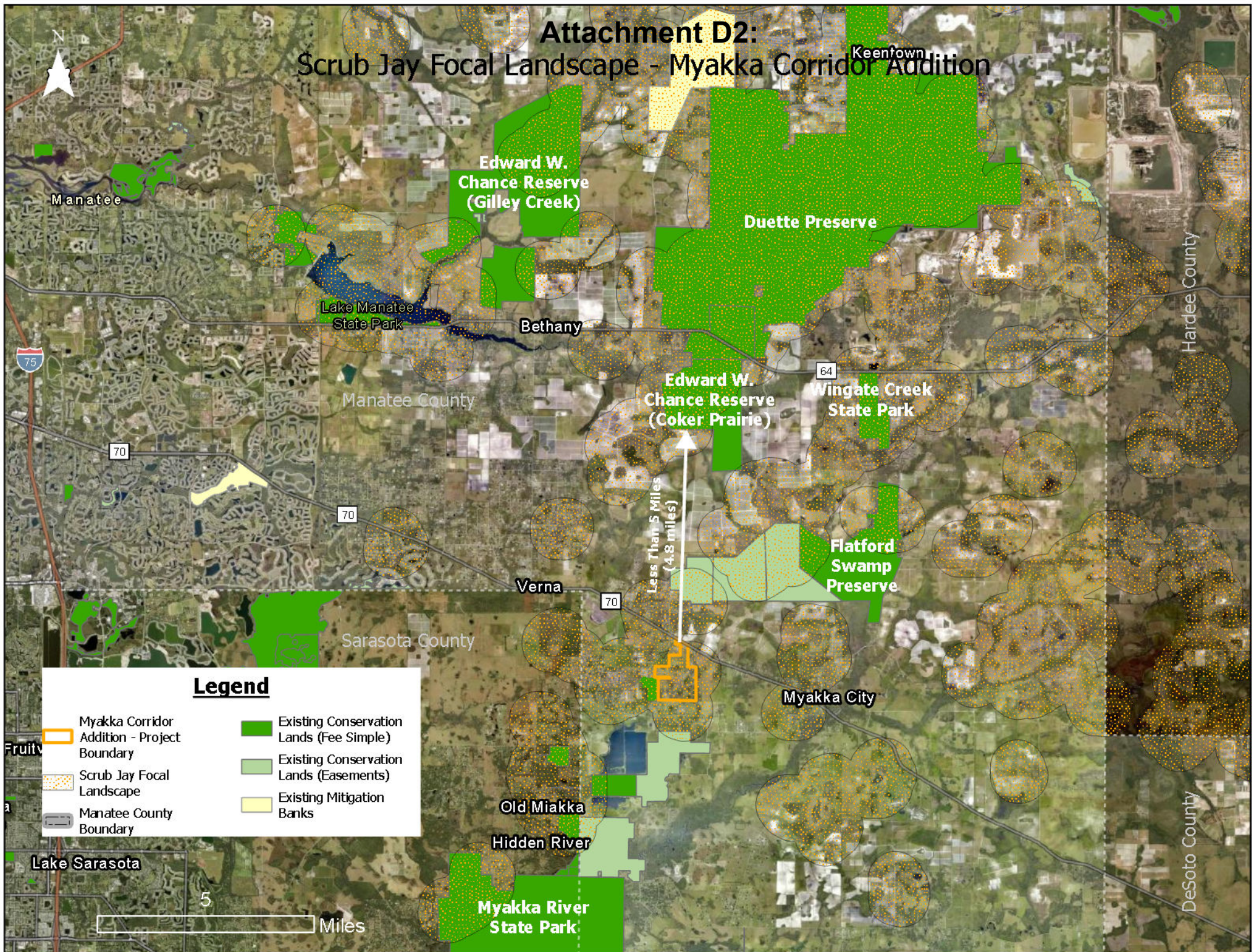
**Attachment D:
Additional Maps
& Information**

Attachment D1:

Land Cover - Myakka Corridor Addition Palmalee

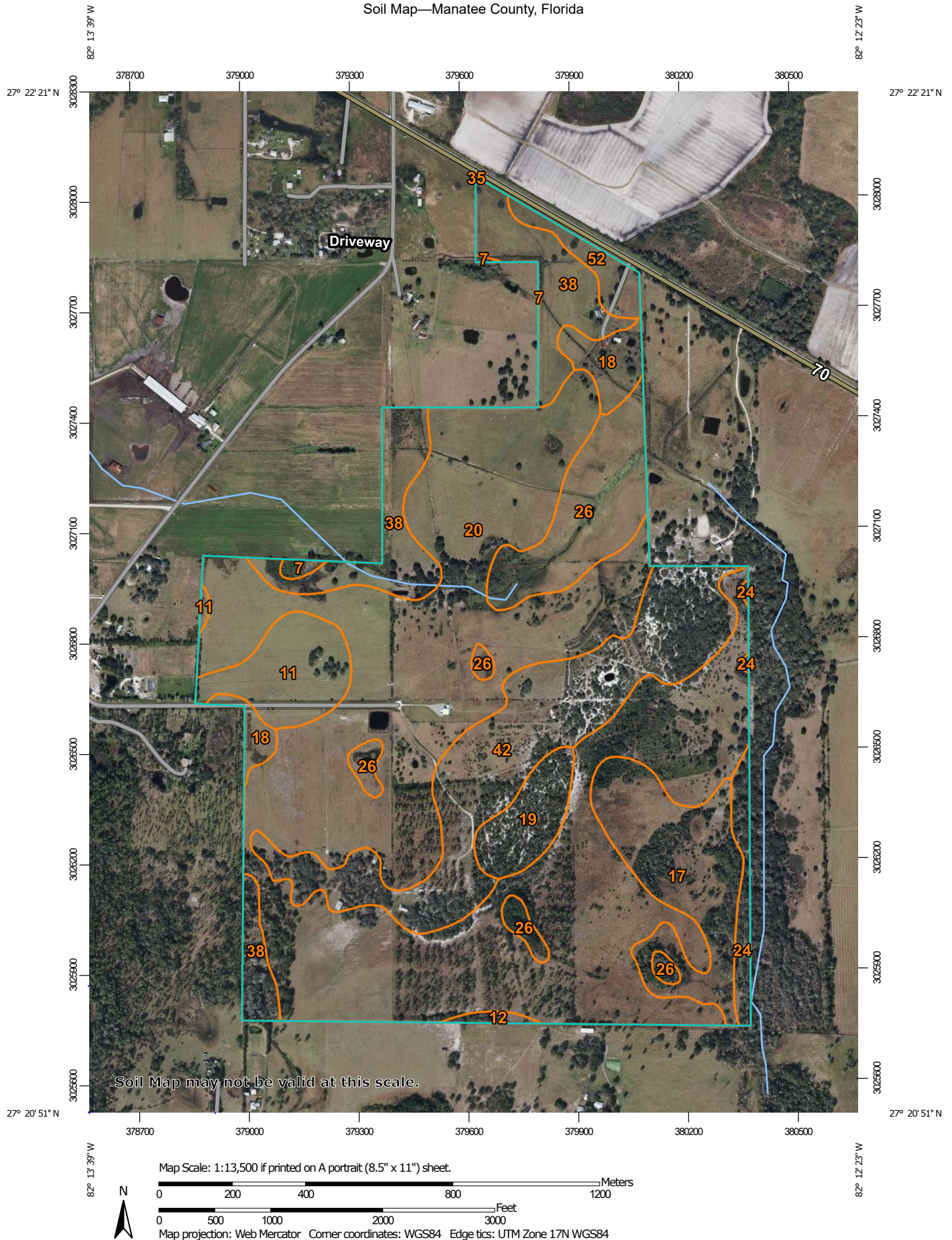


Attachment D2: Scrub Jay Focal Landscape - Myakka Corridor Addition



Attachment D3:

Soil Map—Manatee County, Florida



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/14/2024
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Manatee County, Florida

Survey Area Data: Version 21, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

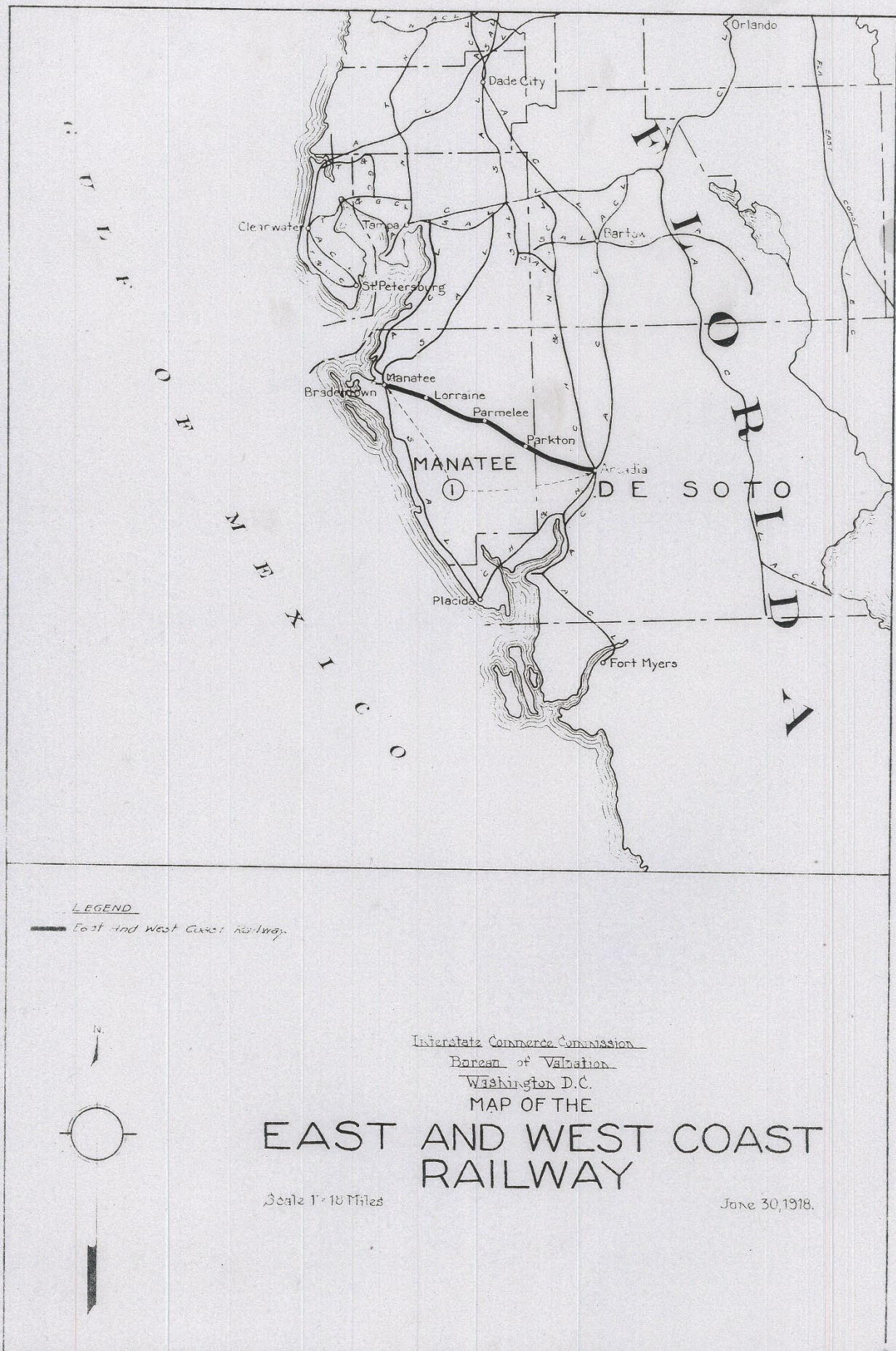
Date(s) aerial images were photographed: Dec 3, 2020—Jan 19, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Canova, Anclole, and Okeelanta soils	1.4	0.2%
11	Cassia fine sand, 0 to 2 percent slopes	20.6	3.7%
12	Cassia fine sand, moderately well drained	1.5	0.3%
17	Delray-EauGallie complex	39.5	7.1%
18	Delray-Pomona complex	11.7	2.1%
19	Duette fine sand, 0 to 5 percent slopes	13.1	2.4%
20	EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes	298.1	53.6%
24	Felda-Wabasso association, frequently flooded	7.5	1.4%
26	Floridana-Immokalee-Okeelanta association	36.3	6.5%
35	Ona fine sand, orstein substratum	0.0	0.0%
38	Palmetto sand	46.3	8.3%
42	Pomello fine sand, 0 to 2 percent slopes	72.8	13.1%
52	Waveland fine sand	7.2	1.3%
Totals for Area of Interest		555.9	100.0%

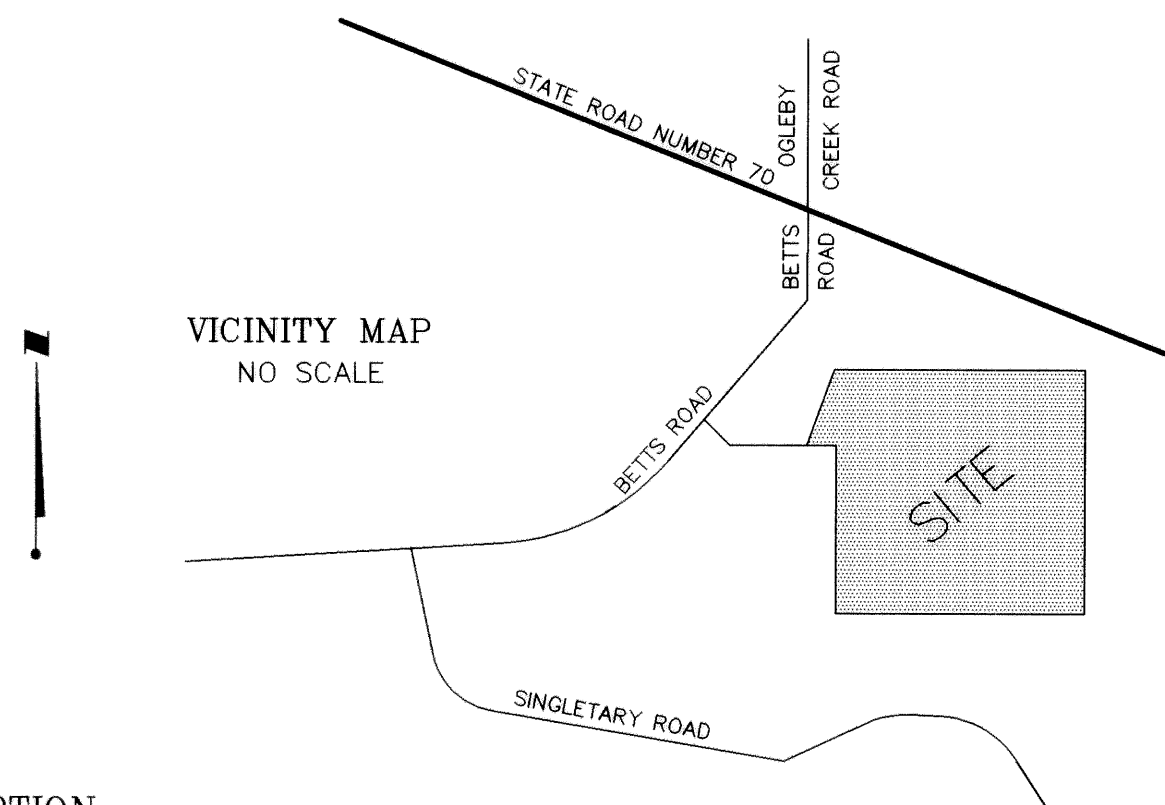
Attachment D4:



ANSON ACRES SUBDIVISION

LYING AND BEING IN SECTION 8, 9, 16 AND 17, TOWNSHIP 36 SOUTH, RANGE 21 EAST, COUNTY OF MANATEE, STATE OF FLORIDA

1190305



LEGAL DESCRIPTION

THAT PART OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE COMMON CORNER OF SAID SECTIONS 8, 9, 16 AND 17; THENCE RUN S 00°23'07" W, ALONG THE SECTION LINE BETWEEN SAID SECTION 16 AND 17, A DISTANCE OF 1487.83 FEET FOR A POINT OF BEGINNING; THENCE RUN S 88°00'52" E, 623.73 FEET; THENCE RUN S 87°46'08" E, 2638.49 FEET; THENCE RUN N 00°14'07" E, 4181.06 FEET; THENCE RUN N 89°27'55" W, 3249.75 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 9, ALSO BEING THE EAST LINE OF SAID SECTION 8; THENCE RUN N 00°23'30" E, ALONG SAID EAST LINE AND SAID WEST LINE, 46.52 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN N 89°43'56" W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, 1657.83 FEET; THENCE RUN S 04°16'04" W, 1284.82 FEET; THENCE RUN N 89°45'30" W, 889.75 FEET; THENCE RUN N 53°53'00" W, 447.08 FEET TO A POINT ON THE SOUTHEASTERLY MAINTAINED RIGHT-OF-WAY LINE OF BETTS ROAD; THENCE RUN S 36°07'00" W, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, 84.00 FEET; THENCE RUN S 53°53'00" E, 474.27 FEET; THENCE RUN S 89°45'30" E, 284.33 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 70.00 FEET; THENCE RUN SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 156°55'34", A DISTANCE OF 191.72 FEET (CHORD = 137.17 FEET; CHORD BEARING = S 89°45'30" E); THENCE RUN S 89°45'30" E, 900.32 FEET; THENCE RUN S 00°03'24" W, 1281.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8; THENCE RUN S 00°35'08" W, 1486.86 FEET; THENCE RUN S 89°44'30" E, 1337.65 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 449.90 ACRES, MORE OR LESS.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL SIDE LOT LINES, AND TEN (10) FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND OVERHEAD AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA :
COUNTY OF MANATEE : SS

I, R. B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 33, PAGE 94, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 17th DAY OF December, 1998.

R. B. Shore SEAL:
CLERK OF CIRCUIT COURT, MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA:
COUNTY OF MANATEE: SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS THE 15th DAY OF December, 1998.

Patricia M. Glass ATTEST: [Signature] 12/15/98
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS CLERK OF CIRCUIT COURT DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, ROBERT E. ANSON, AS AN INDIVIDUAL AND AS PRESIDENT OF ANSON CATTLE COMPANY, INC., AN IOWA CORPORATION, CERTIFY OWNERSHIP BY SAID CORPORATION OF THE PROPERTY DESCRIBED HEREON AND THE CORPORATION DOES HEREBY DEDICATE ALL EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ENTITLED "ANSON ACRES SUBDIVISION", UNLESS SPECIFICALLY RESERVED, FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET BY HAND AND HAVE AFFIXED THE SEAL OF THE CORPORATION THIS 7th DAY OF December, 1998.

WITNESSES:
Gail H. Coleman
Samuel C. Seaggs

BY: ANSON CATTLE COMPANY, AN IOWA CORPORATION

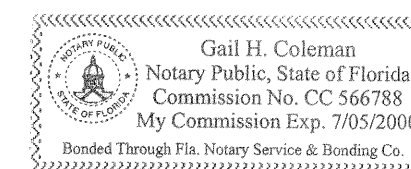
Robert E. Anson
ROBERT E. ANSON, AS PRESIDENT AND
AS AN INDIVIDUAL

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF MANATEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 1998, BY ROBERT E. ANSON, PRESIDENT OF ANSON CATTLE COMPANY, AN IOWA CORPORATION, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE INDIVIDUAL DESCRIBED HEREON AND WHO EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF THE SAID CORPORATION. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

Gail H. Coleman SEAL
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



I, HARRY L. LEWIS AND JEANNE H. LEWIS, HUSBAND AND WIFE, CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ENTITLED "ANSON ACRES SUBDIVISION", UNLESS SPECIFICALLY RESERVED, FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, I, HARRY L. LEWIS AND JEANNE H. LEWIS, HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 7th DAY OF December, 1998.

WITNESSES:
Gail H. Coleman
Samuel C. Seaggs

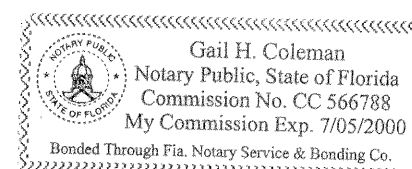
Harry L. Lewis
HARRY L. LEWIS
Jeanne H. Lewis
JEANNE H. LEWIS

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF MANATEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF December, 1998, BY HARRY L. LEWIS AND JEANNE H. LEWIS, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREON, I HEREBY SET MY HAND AND OFFICIAL SEAL.

Gail H. Coleman SEAL
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, THE PERMANENT CONTROL POINTS AND THE LOT CORNERS HAVE BEEN INSTALLED.

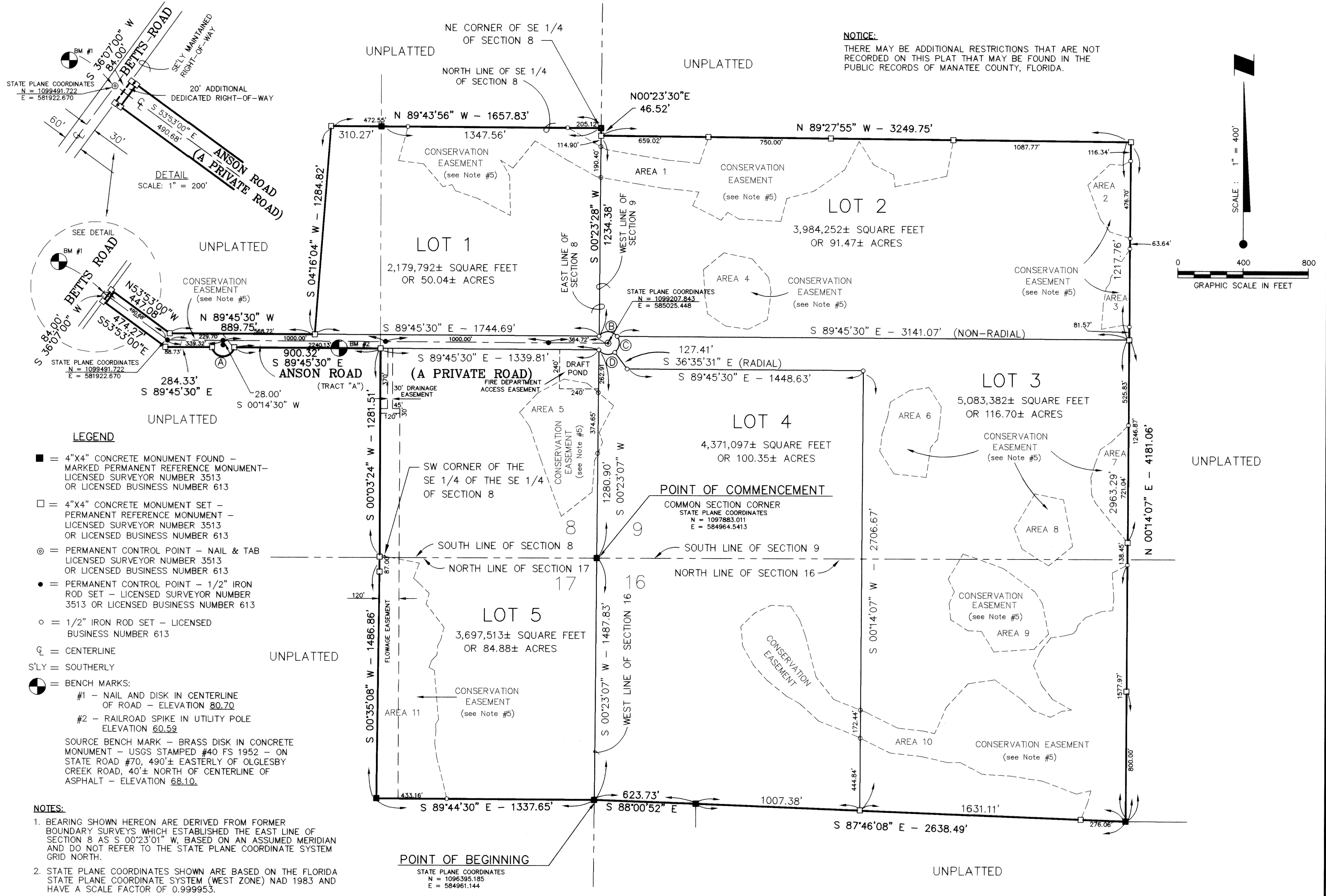
Leo Mills, Jr.
LEO MILLS, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3513

DATE OF CERTIFICATION: 3513 (SEAL)

Leo Mills & Associates, Inc.
SURVEYING - LAND PLANNING
620 8TH AVENUE 22 NORTH POLK AVENUE
PALMETTO, FL 34221 ARCADIA, FL 33821

ANSON ACRES SUBDIVISION

LYING AND BEING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 36 SOUTH, RANGE 21 EAST, COUNTY OF MANATEE, STATE OF FLORIDA.



LEGEND

- = 4"x4" CONCRETE MONUMENT FOUND - MARKED PERMANENT REFERENCE MONUMENT - LICENSED SURVEYOR NUMBER 3513 OR LICENSED BUSINESS NUMBER 613
- = 4"x4" CONCRETE MONUMENT SET - PERMANENT REFERENCE MONUMENT - LICENSED SURVEYOR NUMBER 3513 OR LICENSED BUSINESS NUMBER 613
- ⊙ = PERMANENT CONTROL POINT - NAIL & TAB LICENSED SURVEYOR NUMBER 3513 OR LICENSED BUSINESS NUMBER 613
- = PERMANENT CONTROL POINT - 1/2" IRON ROD SET - LICENSED SURVEYOR NUMBER 3513 OR LICENSED BUSINESS NUMBER 613
- = 1/2" IRON ROD SET - LICENSED BUSINESS NUMBER 613
- CL = CENTERLINE
- S'LY = SOUTHERLY
- ⊙ = BENCH MARKS:
 - #1 - NAIL AND DISK IN CENTERLINE OF ROAD - ELEVATION 80.70
 - #2 - RAILROAD SPIKE IN UTILITY POLE ELEVATION 60.59
- SOURCE BENCH MARK - BRASS DISK IN CONCRETE MONUMENT - USGS STAMPED #40 FS 1952 - ON STATE ROAD #70, 490± EASTERLY OF OLGESBY CREEK ROAD, 40± NORTH OF CENTERLINE OF ASPHALT - ELEVATION 68.10.

NOTES:

1. BEARING SHOWN HEREON ARE DERIVED FROM FORMER BOUNDARY SURVEYS WHICH ESTABLISHED THE EAST LINE OF SECTION 8 AS S 00°23'01" W, BASED ON AN ASSUMED MERIDIAN AND DO NOT REFER TO THE 'STATE PLANE' COORDINATE SYSTEM GRID NORTH.
2. STATE PLANE COORDINATES SHOWN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 1983 AND HAVE A SCALE FACTOR OF 0.999953.
3. ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929.
4. THE WETLAND BUFFER (CONSERVATION EASEMENT) SHOWN HEREON IS PLATTED IN ACCORDANCE WITH SECTION 719.11 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
5. FOR TIES, BEARINGS & DISTANCES OF CONSERVATION AREAS, SEE SHEET 3 OF 3 SHEETS.

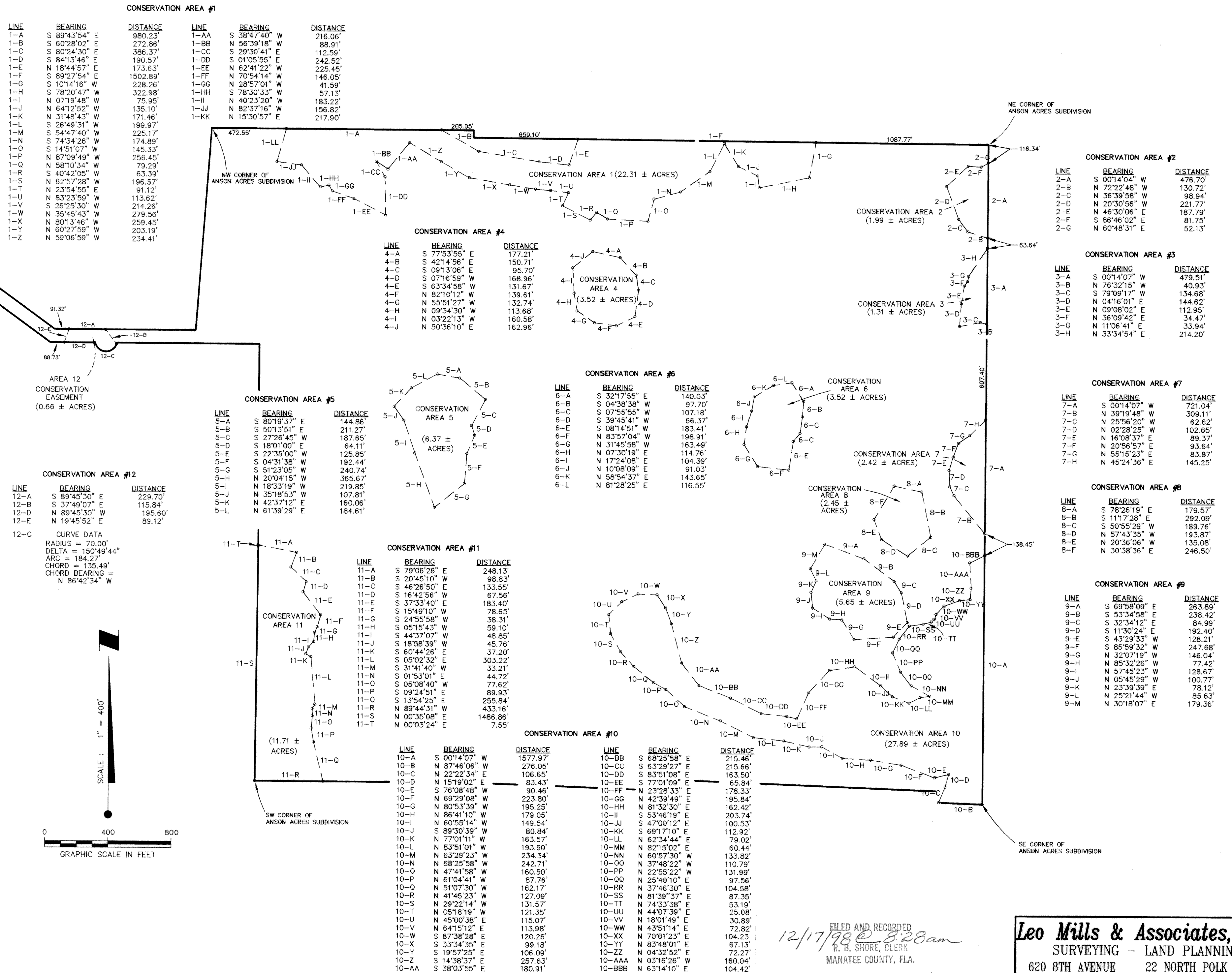
CURVE DATA CHART					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
(A)	156°55'34"	70.00'	191.72'	137.17'	S 89°45'30" E
(B)	106°15'36"	70.00'	129.82'	112.00'	S 89°45'30" E
(C)	90°02'10"	70.00'	110.00'	99.03'	S 08°23'24" W
(D)	89°57'50"	70.00'	109.91'	98.96'	S 81°36'36" E

Leo Mills & Associates, Inc.
SURVEYING - LAND PLANNING
620 8TH AVENUE 22 NORTH POLK AVENUE
PALMETTO, FL 34221 ARCADIA, FL 34266

ANSON ACRES SUBDIVISION

LYING AND BEING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 36 SOUTH, RANGE 21 EAST, COUNTY OF MANATEE, STATE OF FLORIDA.

PLAT BOOK 33, PAGE 96
SHEET 3 OF 3 SHEETS



Attachment D6:

DISCUSSION PAPER
ENVIRONMENTAL RESOURCE APPLICATION NO. 4314085.00
Anson Acres Subdivision

SUMMARY

- Project Type:
449.9 acre, 5 large lots (50.0 acre to 117.0 acre each) single family residential subdivision.
- Location:
East side of Betts Road and approximately one mile south of State Road 70 in Manatee County.
- Surface Water Management System:
Quantity/Quality: Road side swales with side bank effluent filtration are used for treatment and attenuation.

100-Year Floodplain: No impacts to the 100-year floodplain.

Environmental: Wetlands comprise approximately 45.0 acres of the project area, 0.25 acres of impact*, 0.29 acres of creation

* Impact is to a disturbed wetland by filling. The wetland to be impacted is a herbaceous portion of a larger forested wetland.
- Meets Rule Requirements. Staff recommends approval.

FACT SHEET
Environmental Resource Permit Application No. 4914085.00
Anson Acres

- Wetlands comprises approximately 45.0 acres of the project area.
- The project design requires impacting 0.25 acres of disturbed wetlands by filling.
- The proposed access road will impact a herbaceous wetland which is contiguous to a larger forested system. This small finger of the wetland was historically drained by a ditch running through the center and likely cleared for the purpose of cattle grazing. The dominant plant species present include bushy bluestem (Andropogon glomeratus), soft rush (Juncus effusus), bahia grass (Paspalum notatum), and penny-wort (Hydrocotyle umbellata). One remnant red maple (Acer rubrum) is found adjacent to the fenceline on the western side of the wetland.
- To compensate for wetland impacts, the Permittee will create 0.29 acres of herbaceous wetlands.
- Mulch from the wetland to be impacted will be removed and stockpiled. It will then be spread on the littoral shelf to a depth of 0.5 feet. The littoral shelf will then be planted with marsh cordgrass (Spartina bakeri) and soft rush (Juncus effusus) around the perimeter. Maidencane (Panicum hemitomon) will be planted at the edge of the obligate zone. Arrowhead (Sagittaria lancifolia) and pickerelweed (Pontederia cordata) will be planted in the obligate zone.
- A quick walk through of the sand pine (Pinus clausa) scrub found on portions of the site revealed the presence of the several active and inactive gopher tortoise (Gopherus polyphemus) burrows. No other endangered, threatened, or species of special concern were observed utilizing the habitats in the project area.
- Wetlands which are not proposed to be altered by the proposed project will not be impacted through changes to water quantity, quality, hydroperiod, or habitat by the proposed design.

**MSSW/ERP PERMIT APPLICATION
ENVIRONMENTAL ABSTRACT ADDITIONS**

ENVIRONMENTAL COMMENTS:

(Describe existing surface water system:

- a. identify receiving waters, and
- b. quantify wetland acreage within project area).

Wetlands comprises approximately 45.0 acres of the project
area.

(Describe proposed environmental impacts

- a. quantify proposed wetland impact acreage;
- b. characterize impact areas; and
- c. characterize impact activities).

The project design requires impacting 0.25 acres of
disturbed wetlands by filling.

(Describe compensation proposed to offset wetland impacts:

- a. quantify area affected by proposed compensation measures, and
- b. characterize proposed compensation measures).

To compensate for wetland impacts, the Permittee will create
0.29 acres of herbaceous wetlands.

(Example: Including a portion of Trout Creek, wetlands comprise approximately 16.7 acres of the project area. The project design requires impacting 1.2 acres of non-forested wetlands by filling. Proposed compensation for wetland impacts includes the creation of 0.9 acres of similar wetland habitat and the restoration of 2.3 acres of disturbed wetlands which have been dewatered by previous activities.)

Admin. Staff: Please use the Environmental Abstract Additions for Discussion Paper bulleted items.

Wetland Information:				
WETLAND #	TOTAL AC.	PRESERVED AC.	TEMPORARILY DISTURBED AC.	PERMANENTLY DESTROYED AC.
A	0.25	0.00	0.00	0.25
B	3.12	3.12	0.00	0.00
C	5.80	5.80	0.00	0.00
D	1.36	1.36	0.00	0.00
E	1.48	1.48	0.00	0.00
F	0.88	0.88	0.00	0.00
G	0.36	0.36	0.00	0.00
H	3.06	3.06	0.00	0.00
I	1.34	1.34	0.00	0.00
J	0.14	0.14	0.00	0.00
K	0.77	0.77	0.00	0.00
L	0.05	0.05	0.00	0.00
M	13.56	13.56	0.00	0.00
N	2.66	2.66	0.00	0.00
O	1.91	1.91	0.00	0.00
P	8.64	8.64	0.00	0.00
TOTAL	44.88	45.13	0.00	0.25

Watershed name(s): Myakka River Basin

Comments: None.

Compensation Information:					
AREA #	CREATED MITIGATION AC.	UPLAND PRESERVED AC.	WETLAND IMPROVED AC.	NON TYPE- FOR-TYPE WETLAND AC.	MISC. COMP. AC.
1	0.29	0.00	0.00	0.00	0.00
TOTAL	0.29	0.00	0.00	0.00	0.00
NET CHANGE	+0.04	OTHER COMPENSATION TOTAL			0.00

Comments: To compensate for wetland impacts, the Permittee will create 0.29 acres of non type-for-type herbaceous wetlands. The mitigation area will be located within the draft pond provided to Manatee County for the purpose of fire control.

Table 1. Wetlands Report

PROJECT NAME: Anson Acres	
PERMIT NUMBER	4914085.00
COUNTY	Manatee
PROPOSED LAND USE	Residential
TOTAL PROJECT ACREAGE	449.90
TOTAL WETLAND ACREAGE	45.13
WETLAND ACREAGE PRESERVED	44.88
WETLAND ACREAGE TEMPORARILY DISTURBED	0.00
WETLAND ACREAGE (NATURAL) PERMANENTLY DESTROYED	0.25
WETLAND ACREAGE CREATED (MITIGATION)	0.29
WETLAND ACREAGE NET CHANGE	+0.04
WETLAND ACREAGE IMPROVED	0.00
OTHER COMPENSATION ACREAGE	0.00

Remarks: None.

WETLAND COMPENSATION SUCCESS CRITERIA
MITIGATION AREA

Compensation shall be deemed successful when the following criteria have been met continuously for a period of at least one (1) year without intervention in the form of irrigation, removal of undesirable vegetation, or replanting of desirable vegetation:

1. The compensation area can be classified as Palustrine - Emergent Wetland according to the United States Fish and Wildlife Service's Classification of Wetlands and Deepwater Habitats of the United States.
2. Topography, water depth, substrate, and water level fluctuations in the compensation area are better than the conditions in the permitted wetlands impact area, producing proportional habitat zonation.
3. The dominant and sub-dominant species of desirable wetland plants and the overall coverage comprising each vegetation zone and stratum of each compensation area shall be as follows:

ZONE A

STRATUM Groundcover

PERCENT COVERAGE DESIRABLE SPECIES 85 Percent Canopy

DOMINANT SPECIES

SUBDOMINANT SPECIES

- 1) Pontederia cordata
- 2) Panicum hemitomon
- 3) Spartina bakeri
- 4) Juncus effusus
- 5) Sagittaria lancifolia

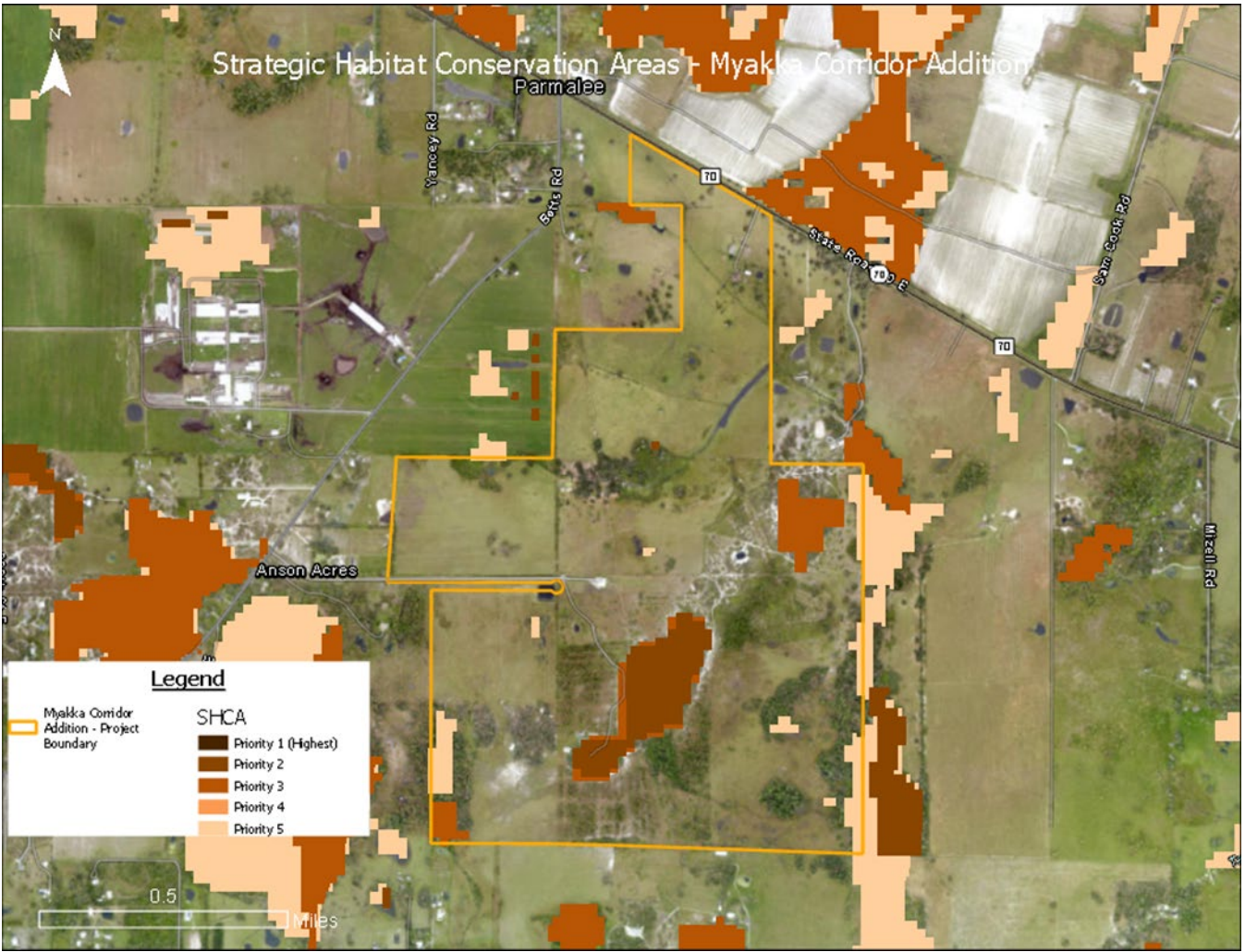
4. Coverage by nuisance or exotic species shall not exceed 10 percent of the creation and enhancement areas.
5. Coverage by uplands vegetation shall not exceed 10 percent of the creation and enhancement areas during the wet season (June-September).

Table 1. Wetlands Report

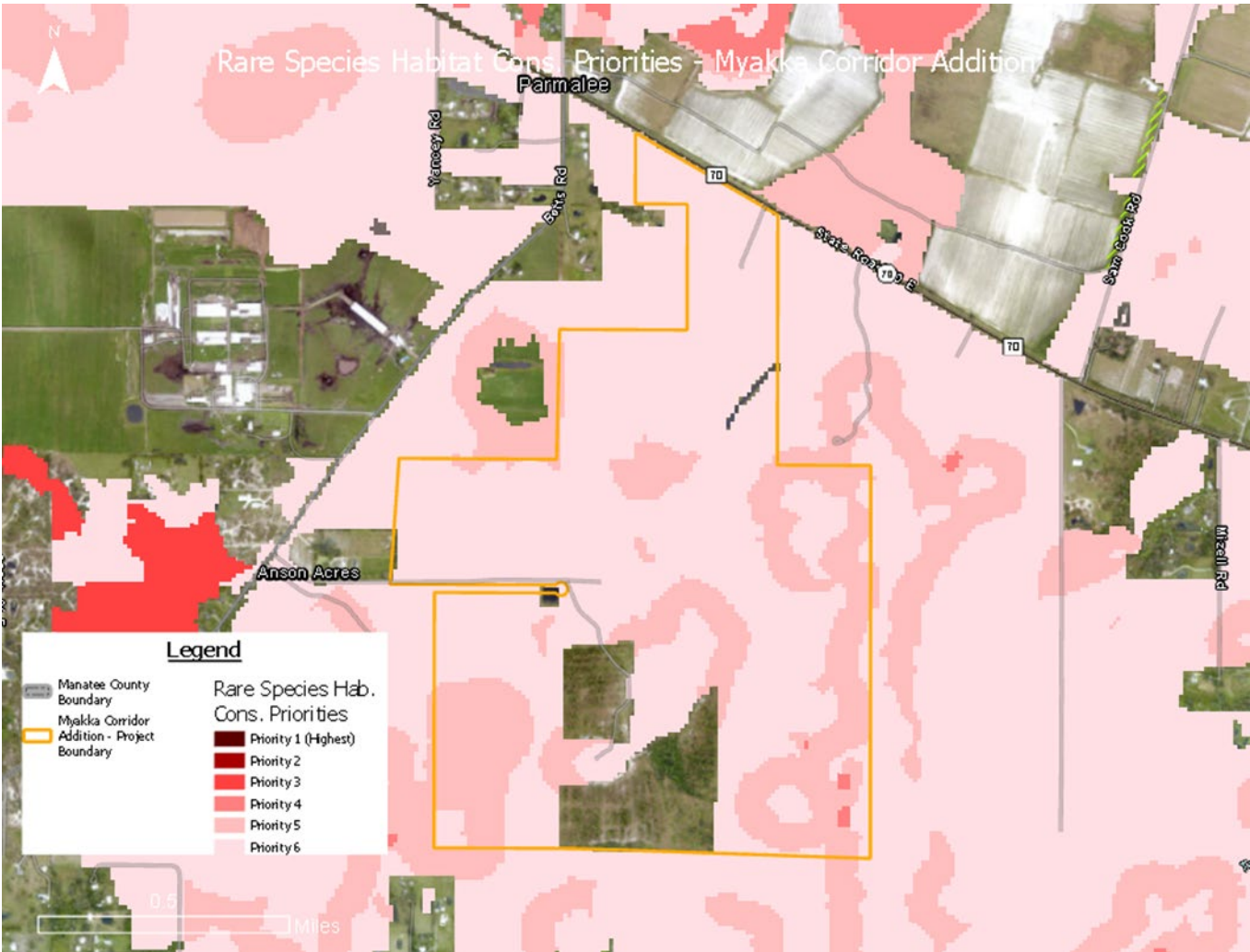
PROJECT NAME: Anson Acres Subdivision	
PERMIT NUMBER	4314085.00
COUNTY	Manatee
PROPOSED LAND USE	Road Project
TOTAL PROJECT ACREAGE	449.90 Acres
TOTAL WETLAND ACREAGE	45.38
WETLAND ACREAGE PRESERVED	45.13
WETLAND ACREAGE TEMPORARILY DISTURBED	0.00
WETLAND ACREAGE (NATURAL) PERMANENTLY DESTROYED	0.25
WETLAND ACREAGE CREATED (MITIGATION)	0.29
WETLAND ACREAGE NET CHANGE	+0.04
WETLAND ACREAGE IMPROVED	0.00
OTHER COMPENSATION ACREAGE	0.00

Attachment D7:

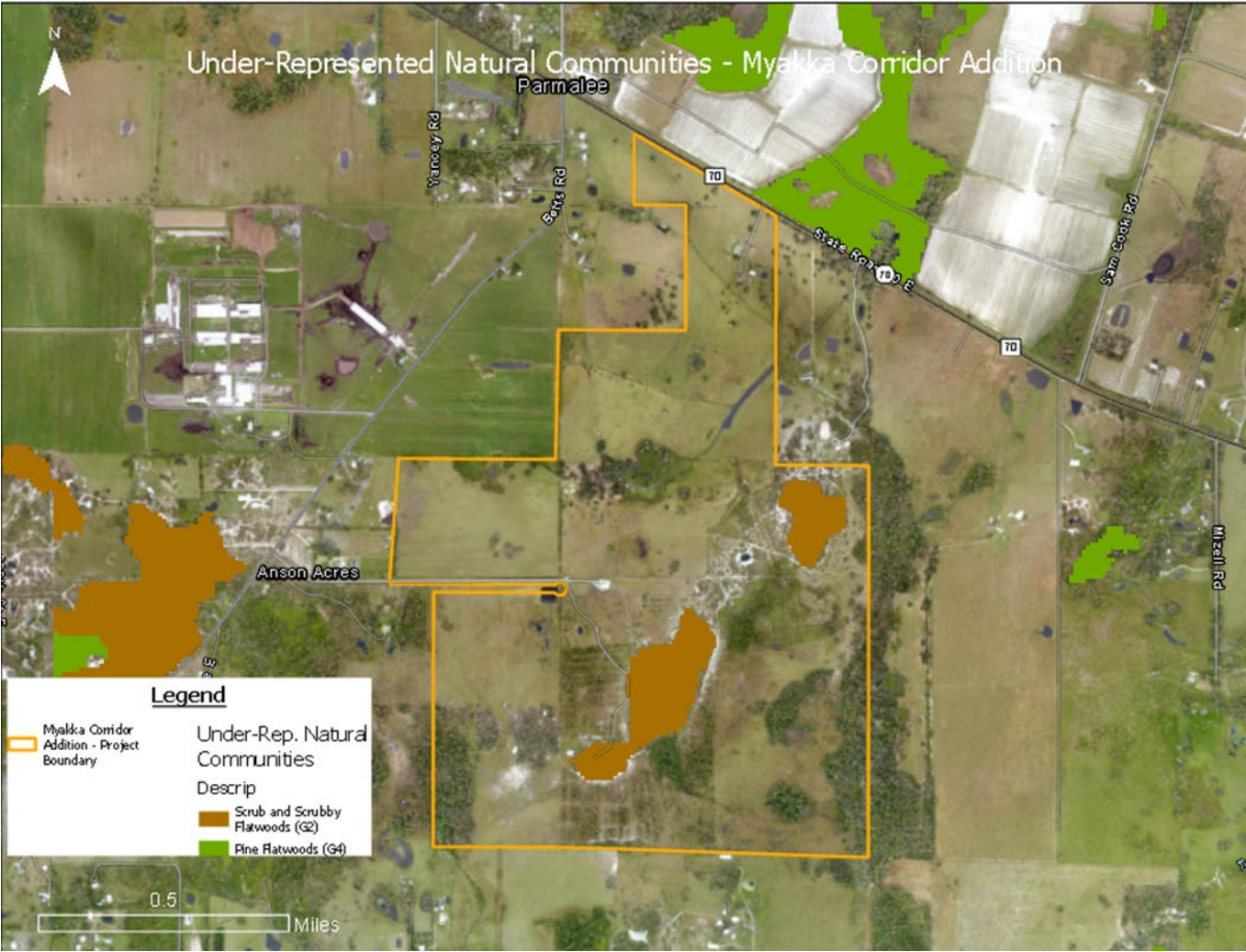
Florida Forever Conservation Needs Assessment Components



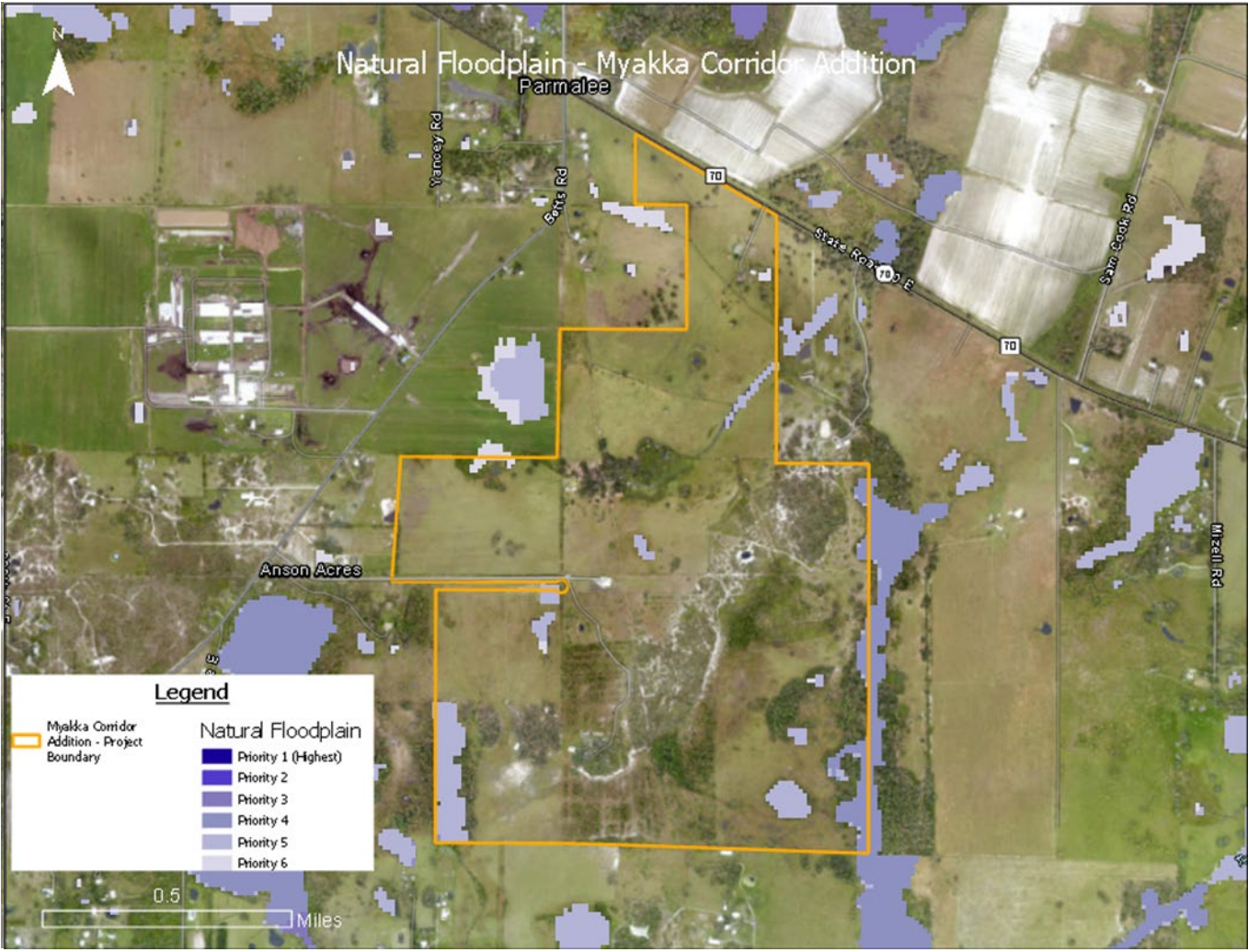
D7.1. Strategic Habitat Conservation Areas – Myakka Corridor Addition



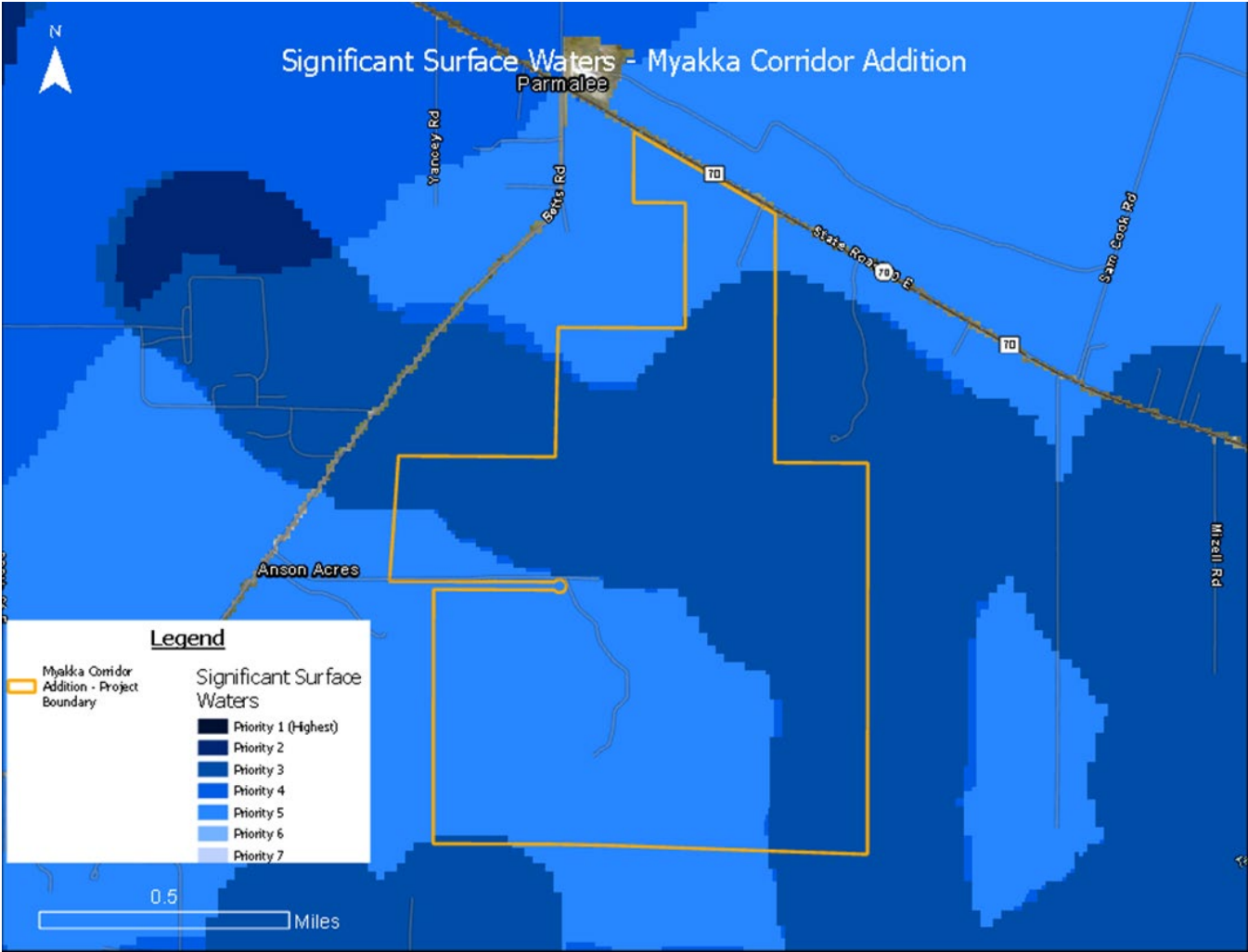
D7.2. Rare Species Habitat Conservation Areas – Myakka Corridor Addition



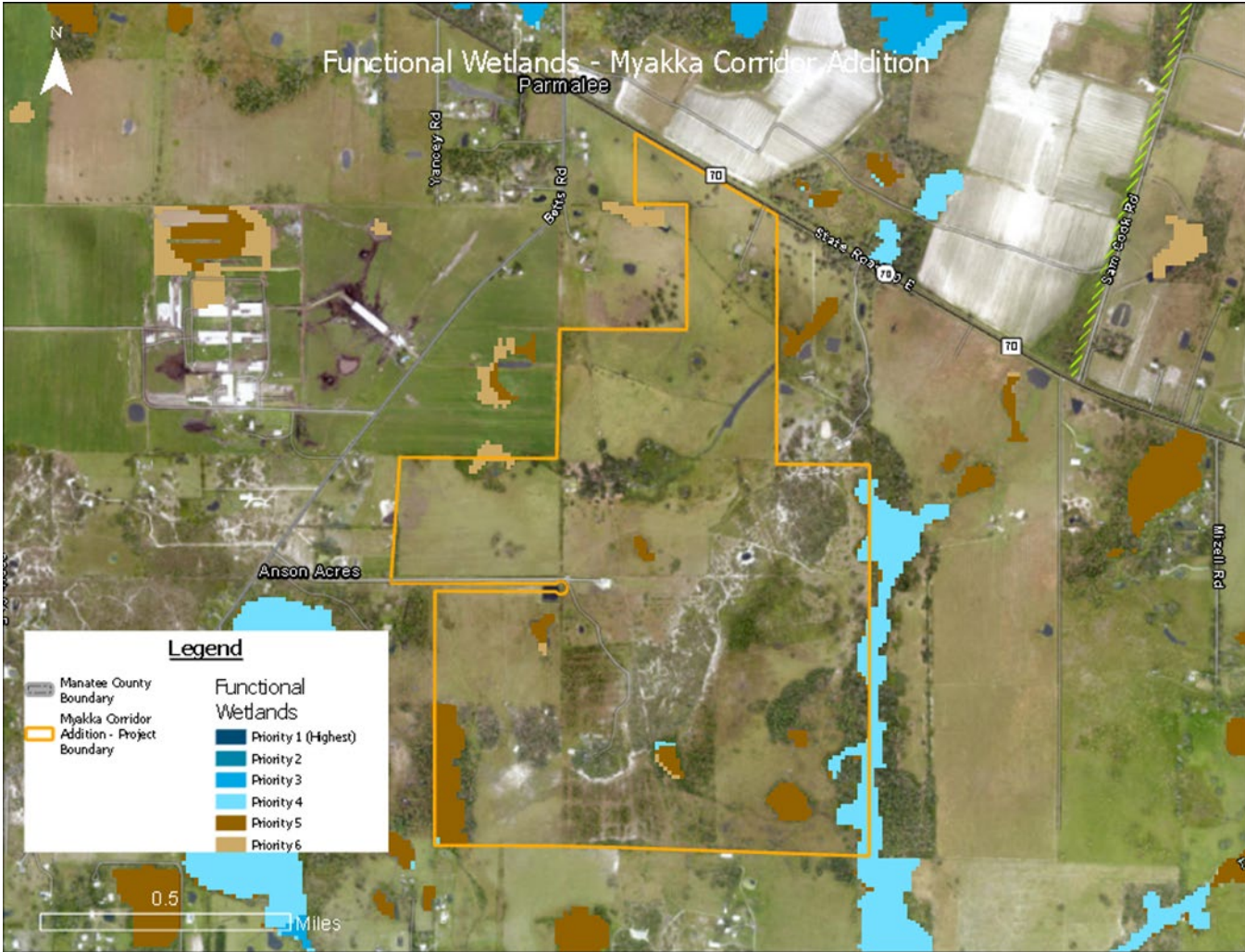
D7.3. Under-Represented Natural Communities – Myakka Corridor Addition



D7.4. Natural Floodplain – Myakka Corridor Addition

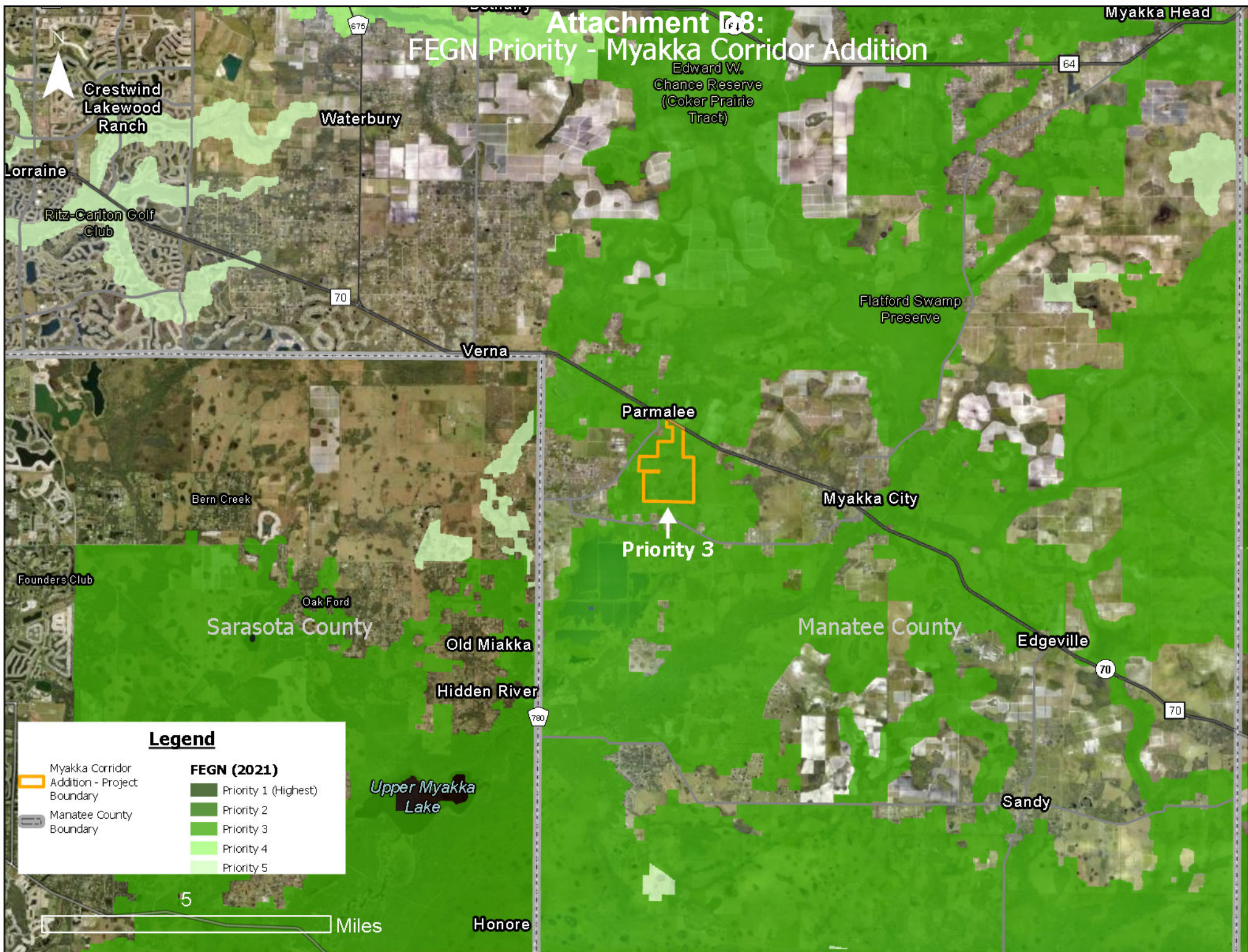


D7.5. Significant Surface Waters – Myakka Corridor Addition



D7.6. Functional Wetlands – Myakka Corridor Addition

Attachment 18: FEGN Priority - Myakka Corridor Addition



Attachment E: Site Photographs

(Captured Summer 2024)



Image 1. Pasture



Image 2. Altered wetland/pond



Image 3. Scrubby fence line with puddling



Image 4. Palmettos and hurricane-impacted trees



Image 5. Man-made cattle watering pond



Image 6. Man-made cattle watering pond (cont.)



Image 3. View atop sandy berm surrounding cattle watering pond



Image 8. Scrubby palmettos and oaks



Image 9. Scrubby palmettos and oaks (cont.)



Image 10. Scrub



Image 11. Unnamed creek along the site's eastern boundary



Image 4. Unnamed creek from creek bed



Image 5. Large oak with ferns



Image 14. Pine trees



Image 15. Oak trees and palmettos



Image 16. Wetland with oaks and pines



Image 17. Forested wetland



Image 18. Grassy pasture with oaks



Image 19. Scrub



Image 20. Unnamed, man-made canal along site's eastern boundary (northeast facing)



Image 21. Unnamed, man-made canal along site's eastern boundary (southwest facing)