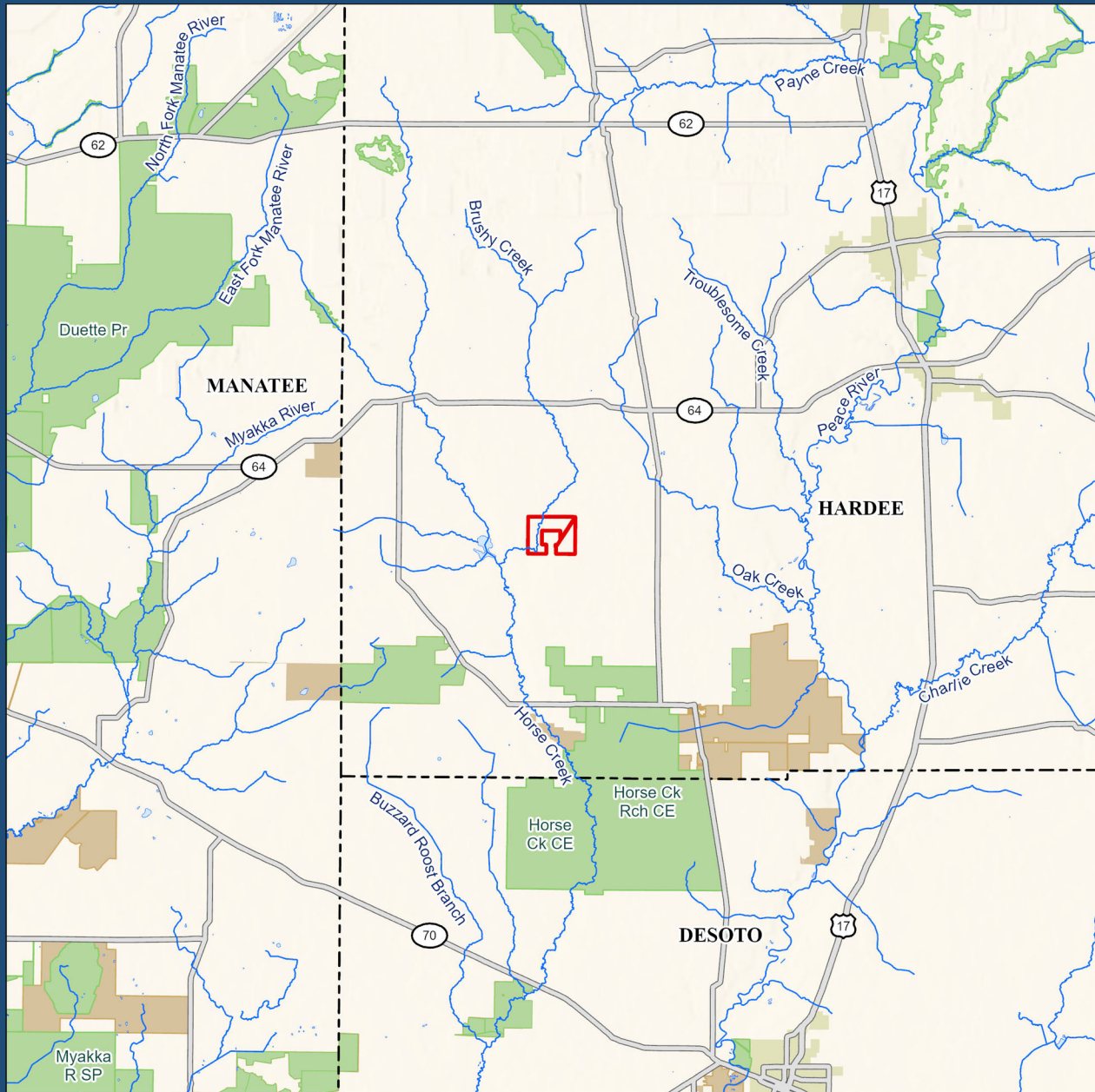


Ludwig Ranch

Boundary Amendment Application to the Myakka Ranchlands Florida Forever Project April 2025



Prepared By



Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Myakka Ranchlands

Property Proposed for Boundary Amendment: Ludwig Ranch

Name/Affiliation Proposing Amendment: Julie Morris/Florida Conservation Group

Mailing Address: 925 Garland Ave, Nokomis, Florida 34275
Street City State ZIP

Primary Phone: (941) 234-7201 Email: jmorris@floridaconserve.org

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted 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. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. 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.

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 Boundary Amendment 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 fifty 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 our 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 use(s) 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.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One (1) 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 depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain 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 (FDOT) [county highway maps](#).

**Florida Forever
Boundary Amendment 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) and willing seller(s) of the real property described below, in Hardee County, Florida.

Property/project name: Ludwig Ranch

Name/Affiliation of Authorized Representative: Julie Morris/Florida Conservation Group

Mailing Address: 925 Garland Ave, Nokomis, Florida 34275

Street

City

State

ZIP

Primary Phone: (941) 234-7201

Email: jmorris@floridaconserve.org

Property information

Section 13 & 18 Township 35 Range 23 & 24

Lat/Long 27.4259541N; 81.9652547W

Acres 660

Parcel identification number(s):

13-35-23-0000-01250-0000

18-35-24-0000-02410-0000

Landowner Information

Keith Ludwig
Landowner Signature

4/14/2025
Date

Keith Ludwig
Landowner Name (print)

Mailing Address: 2648 64th Street N, St. Petersburg, FL 33710

Street

City

State

ZIP

Primary Phone: 863 445 2370

Email: kludwig@live.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.

A.1) Descriptive location of the project (See Addendum 1 for Maps)

The Ludwig Ranch Florida Forever Project application is a boundary amendment to add 660 acres of land to the existing Myakka Ranchlands Florida Forever Project. Ludwig Ranch LLC, located in west central Hardee County, contains well-maintained Flatwoods, forested floodplain, and Brushy Creek, and is under imminent threat from phosphate mining. The area of Ludwig Ranch located along Brushy Creek is identified in CLIP as priority significant surface waters and priority natural floodplains.

A portion of the property is located within the Florida Wildlife Corridor and Florida Ecological Greenways Network priorities 1 -3. These corridors provide essential habitat, connect populations, and are integral to foraging and breeding success of wide-ranging species, including the eastern indigo snake (*Drymarchon couperi*), Florida black bear (*Ursus americanus floridanus*), and especially the Florida panther (*Puma concolor coryi*), which has recently been documented breeding on nearby Babcock Ranch and Fisheating Creek conservation lands. The populations of Florida scrub jay (*Aphelocoma coerulescens*) along the Myakka and coastal southwest Florida are thought to be destined for extinction because they occur on patches of habitat that have been effectively cut off from populations in their stronghold, the Lake Wales Ridge. Filling in the gaps between these areas could provide enough islands of habitat to act as steppingstones for immigration and gene flow, bolstering these populations. Ludwig contains 486 acres identified as Strategic Habitat Conservation Areas by Florida Fish and Wildlife Conservation Commission. These conservation priorities identify habitats that are essential to protect viable populations of one or more focal vertebrate species. This is echoed in the CLIP Biodiversity Resource Priorities model, which identifies 653 acres of biodiversity resource priority lands. The land cover is dominated by flatwoods, forested and non-forested wetlands, and improved pasture. Under-represented ecosystems on the site include 72.8 acres of pine flatwoods (G4) which is an increasingly rare natural community with very high conservation significance. The flatwoods on Ludwig are particularly well-maintained.

Ludwig Ranch is listed as two parcels totaling 664.7 acres, which have a tax assessed value of \$122,157 and a just value of \$3,601,086.

A.2) General Characteristics (See Addendum 1 for Maps)

A.2.1. Physical Characteristics

Ludwig Ranch is composed of two parcels that form a horseshoe shape and holds a section of Brushy Creek on the western side of the property, which is a tributary to Horse Creek and ultimately the Peace River.

Ludwig Ranch's 15 soil types are primarily of the series that would naturally support mesic dry prairie and flatwoods and hydric marshes and floodplains. The dominant 4 soil types, comprising 80% of the total area, are: Pomona fine sand (221.1 acres); Bradenton-Felda-Chobee association, frequently flooded (142 acres); Myakka fine sand, 0 to 2 percent slopes (98.9 acres); and Cassia fine sand, 0 to 2 percent (67.2 acres). The remaining 11 soil types make up a smaller proportional area (20%) but are valuable nonetheless, as they include well-drained xeric soils that typically support imperiled ecosystems, such as scrub and scrubby flatwoods. The less common soils also include a group of those that are flooded and/or contain muck substrates, important for carbon capture and sequestration.

A.2.2. Natural and Biological Resources

Wildlife

Ludwig Ranch contains valuable habitat for a variety of wildlife species, many of which are imperiled. Much of the land in the surrounding area has been disturbed through mining or more intensive agricultural activity, making the property, and its flatwoods, a conservation property. A list of potentially occurring rare or listed species (both federal and state listed) can be found in Addendum 2.

Nearly half of Ludwig Ranch (313 acres) is within the Florida Wildlife Corridor and Florida Ecological Greenways Network priorities 1-3. These corridors provide essential habitat, connect populations, and are integral to foraging and breeding success of wide-ranging species, including the eastern indigo snake, Florida black bear, and especially the Florida panther, which has recently been documented breeding on nearby Babcock Ranch and Fisheating Creek conservation lands. The populations of Florida scrub jay along the Myakka and coastal southwest Florida are thought to be destined for extinction because they occur on patches of habitat that have been effectively cut off from populations in their stronghold, the Lake Wales Ridge. Filling in the gaps between these areas could provide enough islands of habitat to act as steppingstones for immigration and gene flow, bolstering these populations. Ludwig contains 486 acres identified as Strategic Habitat Conservation Areas by Florida Fish and Wildlife Conservation Commission. These conservation priorities identify habitats that are essential to protect viable populations of one or more focal vertebrate species. This is echoed in the CLIP Biodiversity Resource Priorities model, which identifies 653 acres of biodiversity resource priority lands. The land cover is dominated by flatwoods, forested and non-forested wetlands, and improved pasture. Under-represented ecosystems on the site include 72.8 acres of pine flatwoods (G4) which is an increasingly rare natural community with very high conservation significance. The flatwoods on Ludwig are particularly well-maintained.

Ludwig Ranch Florida Forever Boundary Amendment Proposal: Attachment A

Wildlife species with the highest chance of occurrence at Ludwig Ranch are species that utilize flatwoods, creeks, and forested and herbaceous wetlands. Wildlife species listed as rare or imperiled, including protected, that are likely or have the potential to occur on this property include the eastern indigo snake (*Drymarchon couperi*), Florida sandhill crane (*Antigone canadensis pratensis*), Florida burrowing owl (*Athene cunicularia floridana*), gopher frog (*Lithobates capito*), Rafinesque's big-eared bat (*Corynorhinus rafinesquii*), gopher tortoise (*Gopherus polyphemus*), Florida long-tailed weasel (*Mustela frenata peninsulae*), Florida mouse (*Podomys floridanus*), and southeastern fox squirrel (*Sciurus niger niger*).

Imperiled plant species potentially occurring at Ludwig Ranch includes Florida bonamia (*Bonamia grandiflora*), sand butterfly pea (*Centrosema arenicola*), Chapman's skeletongrass (*Gymnopogon chapmanianus*), nodding pinweed (*Lechea cernua*), celestial lily (*Nemastylis floridana*), and giant orchid (*Pteroglossaspis ecristata*).

Vegetative Communities

Ludwig Ranch is mostly composed of improved pasture, mixed wetland hardwoods, and mesic flatwoods with interspersed wetlands. The Florida Natural Areas Inventory Cooperative Land Cover (CLC, version 3.8) data was used to classify the land cover on the Ludwig Ranch property and any existing nuances are described below. For the purposes of this summary, land cover types less than 10 acres are not described below.

Improved Pasture – 300.3 acres

The most abundant land cover on Ludwig Ranch is pastures, which have been improved for cattle forage with bahiagrass (*Paspalum notatum*) or limpo grass (*Hemarthria altissima*). A significant portion of the improved pastures have been drained through ditching and exhibit signs of some sod harvesting. Despite the lack of native cover and plant diversity, improved pasture does provide some habitat for crested caracara, gopher tortoise, Florida sandhill cranes, southeastern fox squirrel, burrowing owl, and swallow-tail kite (*Elanoides forficatus*).

Mixed Wetland Hardwoods – 193.1 acres

Most of this forest class at the Ludwig Ranch property occurs along creeks on poorly drained soils and consists of a moderate canopy with both wetland and upland tree species with little to no ground cover. Primary plant species present include canopy species like slash pine, live oak (*Quercus virginiana*), sweetbay (*Magnolia virginiana*),

Ludwig Ranch Florida Forever Boundary Amendment Proposal: Attachment A

cabbage palm, saw palmetto, wax myrtle, fetterbush (*Lyonia lucida*), and swamp fern (*Telmatoblechnum serrulatum*). This habitat can support numerous wildlife species including wild turkey (*Meleagris gallopavo Osceola*), Southern fox squirrel, Florida panther, Florida black bear, and state-listed wading birds like the snowy egret, little blue heron, glossy ibis, and white ibis.

Mesic Flatwoods – 72.5 acres

Ludwig Ranch contains a few patches of mesic flatwoods, which are typically on poorly drained sandy soils with a canopy of slash and longleaf pine and an understory of saw palmetto, gallberry, and graminoids. This natural community was one of the most common Florida habitats and has become increasingly rare and vulnerable. This community can support abundant wildlife including pine flatwoods specialists like the red-cockaded woodpecker (*Dryobates borealis*).

Shrub and Brushland – 43.3 acres

Shrub and brushland occurs in the western portion of Ludwig Ranch. This landcover type is described as an upland community that has been disturbed and/or represents a successional community with a variety of shrubs including wax myrtle, saw palmetto, gallberry, and oak or pine saplings.

Marshes – 19.7 acres

Isolated freshwater marshes occur across Ludwig Ranch. These marshes have very poorly drained, mucky soil that is frequently flooded. Emergent aquatic plant species present include pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria* spp.), alligator flag (*Thalia geniculata*), *Hypericum* spp., giant plume grass (*Saccharum giganteum*), Peruvian primrose willow (*Ludwigia peruviana*), and Carolina willow (*Salix caroliniana*). This habitat supports Florida bonneted bats (*Eumops floridanus*), tricolored bat (*Perimyotis subflavus*), American alligators (*Alligator mississippiensis*), eastern indigo snakes, wading birds, snail kites, Florida sandhill cranes, and round-tailed muskrats.

Mixed Hardwood-Coniferous – 17.2 acres

This community type naturally contains a well-developed overstory of cypress, bays, red maple (*Acer rubrum*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), and slash pine (*Pinus elliottii*). Its understory is dominated by palms and ferns, and little to no ground

cover. This land type can typically support similar wildlife as the mixed wetland hardwoods since the overall vegetative structure is very similar.

A.2.3. Hydrological Characteristics

Ludwig Ranch contains numerous wetlands and a section of Brushy Creek. This waterway is a tributary to the Peace River, which is an ecologically significant component to the health of Charlotte Harbor and the source of 6 million gallons of drinking water for Punta Gorda and surrounding areas.

The wetlands on Ludwig Ranch include 226.8 acres that are classified as high priority functional wetlands (levels 2-5). Nearly all (99%) of its acreage (659.4 acres) is identified as Surface Water Resource Priorities (CLIP level 1-5). Ludwig Ranch has 215 acres of priority 2 and 3 natural floodplains.

The proposed property is a priority aquifer recharge area with its entire acreage classified within the priority 2-5 range (660 acres). Of this acreage, approximately 23 acres are Forestry for Recharge areas, which are areas of pine flatwoods in high aquifer recharge areas.

A.2.4. Archaeological and Historic Characteristics

No archaeological or historical surveys have been provided for Ludwig Ranch, but the entire area is known for prehistoric megafauna fossils. An archaeological and historical resource summary was published in 1975 for the Carlton Ranch, Limestone, and Olliff Properties, which border Ludwig Ranch on the eastern boundary. This survey resulted in no artifacts or sites located on or near the property. Native American likely used the land that Ludwig Ranch is now on but to an unknown extent.

There are 3 structures listed on the Hardee County Property Appraiser website: 1 pole barn, 1 shed, and 1 other barn.

A.3) Recreational Activities or other public uses

As is typical with less-than-fee acquisitions, there will be no public use allowed on the property.

A.4) Known threats or development plans

Ludwig Ranch is located within the BOMR Conceptual Movable Area limit and the Foreseeable Future Mine Project Areas.

A.5) Local resolutions concerning the potential public acquisition of the project

There are currently no local resolutions.

A.6) How the project meets criteria and furthers the goals and performance measures of the Florida Forever program

Florida Forever Criteria met by the Ludwig Ranch project.

Subsection (9):

- a) The Ludwig Ranch acquisition meets multiple goals in subsection (4) described below.
- b) The Ludwig Ranch acquisition contributes to the protection of lands and water in county (Hardee) that is experiencing intense pressure for land conversion to mining operations or intensified agriculture.
- c) Not Applicable
- d) Not Applicable
- e) Unknown
- f) The acquisition and management of Ludwig Ranch would benefit the quality and quantity of water flowing into the Peace River and Charlotte Harbor. Under the conservation management plan, agricultural and fertilizer runoff would be limited, and natural vegetation maintained across the site. The acquisition and management of the Ludwig Ranch site would further secure the quantity and quality of water flowing into the Peace River basin, the source of water for numerous agricultural operations in the DeSoto Plain.
- g) Ludwig Ranch is nearly surrounded by lands owned by Mosaic Fertilizer LLC and is in imminent danger of losing its significant natural attributes.
- h) Not Applicable
- i) Not Applicable
- j) Appraisals have yet to be performed on the Ludwig Ranch site, though less-than-fee acquisition of this project will cost significantly less than what a future highest and best use appraisal may conclude.
- k) This project is proposed to be acquired through a less-than-fee conservation easement.
- l) Not Applicable

Subsection (10):

- a) All threatened and endangered wildlife species listed in section 2) above can also be found on the Avon Park Air Force Range (APAFR).
- b) Not Applicable

c) Not Applicable

Goals and Performance Measures furthered by the Ludwig Ranch project:

Goal A; Measures 1-2: Acquiring Ludwig Ranch would be a less-than-fee acquisition that would assist in conserving essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis as described above in sections 1, 2, and 6.

Goal B; Measures 1-4: The Ludwig Ranch site is identified as a priority in many of the Critical Lands and Waters Identification Project 4.0 data layers. Ludwig Ranch is designated as a Strategic Habitat Conservation Area and is in the Florida Wildlife Corridor. This property also contains under-represented native ecosystems: pine flatwoods (G4). This acquisition furthers the protection of Florida's biodiversity at the species, natural community, and landscape levels by increasing the number of acres acquired of 1) significant Strategic Habitat Conservation Areas; 2) priority conservation areas for Florida's rarest species; 3) significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages; and 4) underrepresented native ecosystems. Further details of how this project protects Florida's rarest species are described in section 2.

Goal C; Measures 3-6,8: The Ludwig Ranch acquisition furthers the protection, restoration, and maintenance of the quality and natural functions of land, water, and wetland systems of the state by adding protection to Brushy Creek, the Peace River watershed, and Charlotte Harbor regional water supply. This protection buffers mining activities in the vicinity, improving water quality flowing into the Peace River and maintaining natural floodplain to reduce the chance of downstream flooding.

Goal D; Measures 1,3: The Ludwig Ranch project would ensure that enough water is available for current and future needs of natural systems of Florida through Brushy Creek and wetlands located on the site. The acquisition of Ludwig Ranch supports these goals by acquiring acres that 1) provide retention and storage of surface water; and 3) are suitable for groundwater recharge areas. Specific details of how this project protects surface waters and groundwater recharge areas are described in section 2.

Goal G; Measures 1,3: The Ludwig Ranch acquisition would increase the amount of forestland available for sustainable management of natural resources. Acquiring Ludwig Ranch supports this goal by acquiring acres that 1) are available for sustainable forest management; and 3) maintain natural groundwater recharge functions. Portions of Ludwig Ranch (418.1 acres) area designated as priorities 3 and 5 for sustainable forestry and the entire site is classified within the priority 2-5 range (660 acres) of aquifer recharge by the Critical Lands and Waters Identification Project 4.0, as described in section 2.

A.7.a. Statement of whether the project is proposed for fee simple acquisition or less-than-fee acquisition, and why

The Ludwig Ranch Florida Forever project is proposed to be less-than-fee acquisition. The property owners would like to further local conservation efforts while maintaining the rights to continue to enjoy the property in a manner compatible with any future conservation easement.

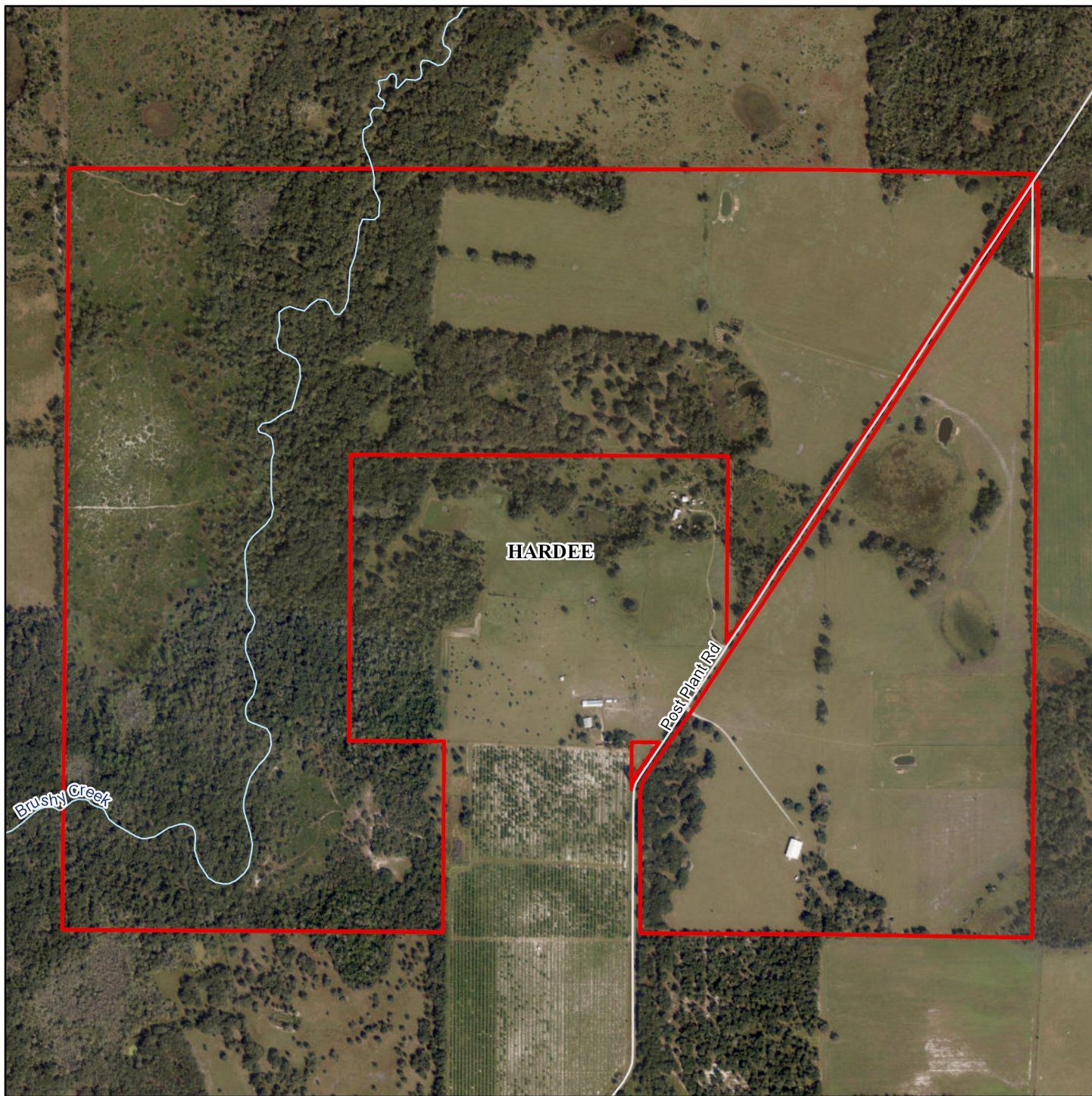
A.7.b. Suggested or proposed land manager

Ludwig Ranch would continue to be managed by the landowners in accordance with conditions set forth in the conservation easement.

A.8. Statement of whether the project is on another state acquisition list, and which one

Ludwig Ranch is on the Rural and Family Lands Protection Program list.

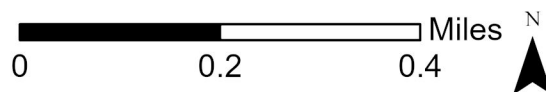
Addendum 1. Maps



Ludwig Ranch

Hardee County

 Ludwig Ranch (660.0 ac)





Ludwig Ranch

Hardee County

- Ludwig Ranch (660.0 ac)
- Existing Conservation Areas
- City Limits

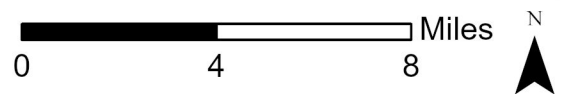
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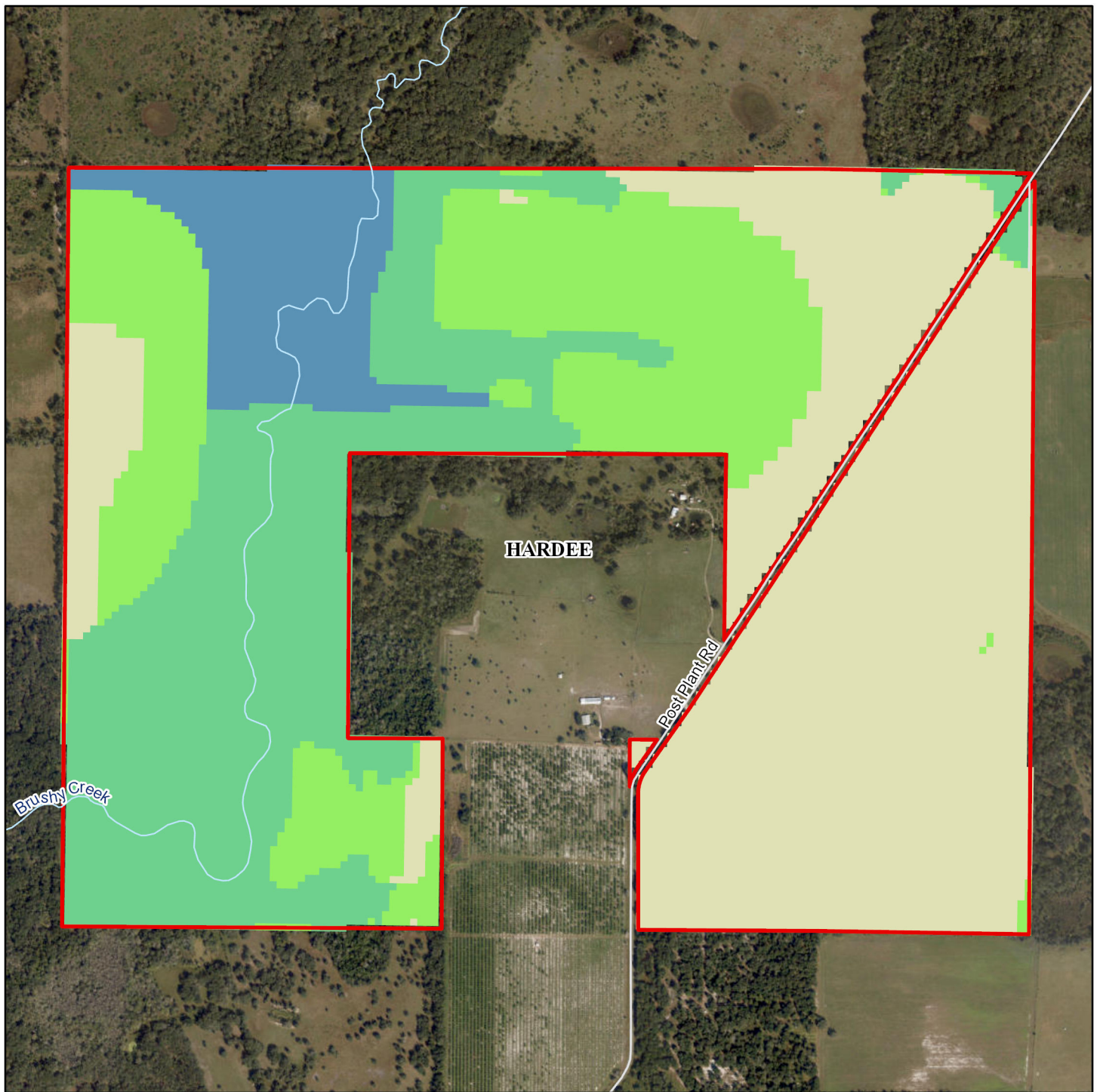




Ludwig Ranch Hardee County

- Ludwig Ranch (660.0 ac)
- Existing Conservation Areas
- Florida Forever Projects
- City Limits





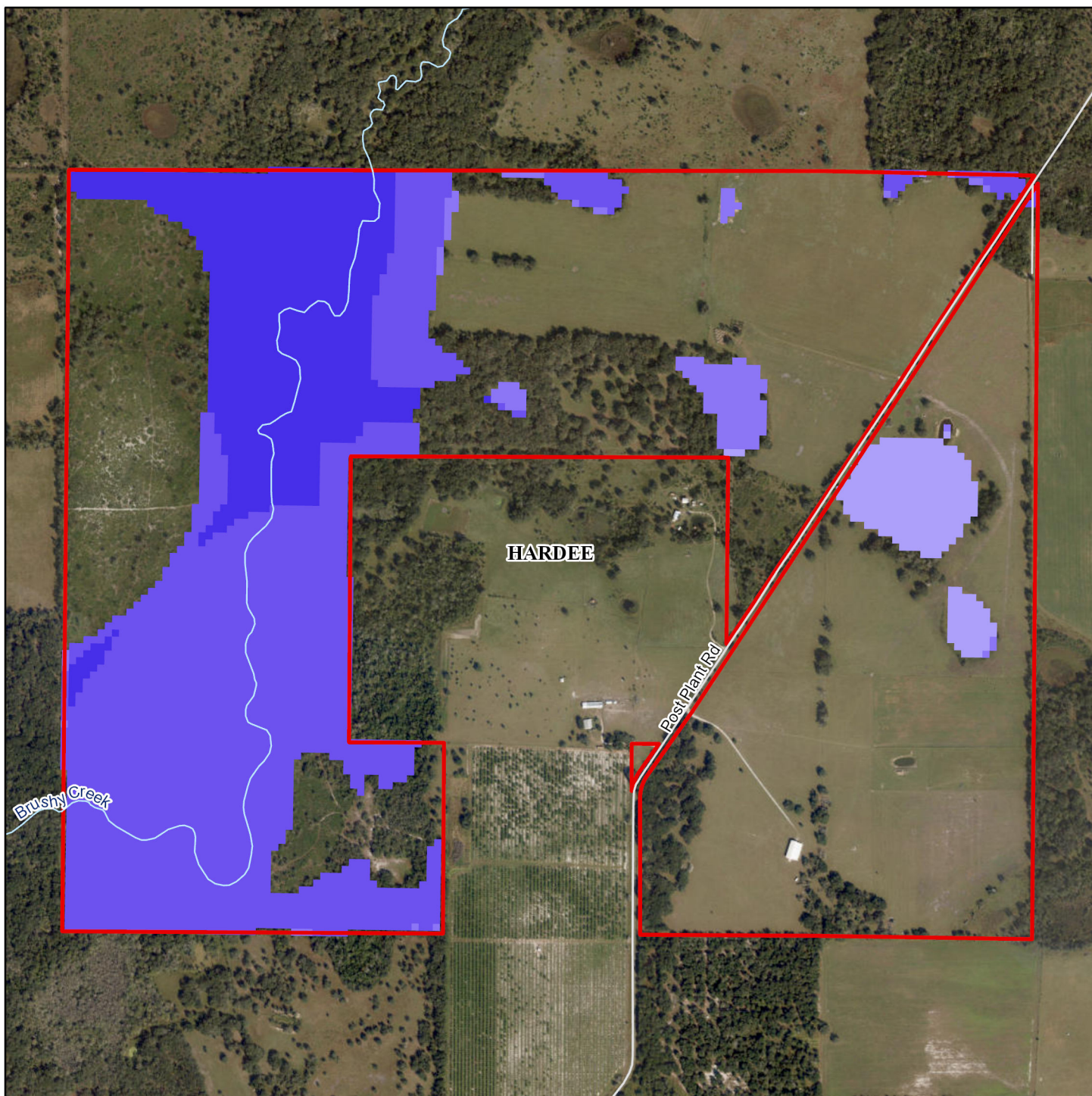
Ludwig Ranch

Hardee County

Ludwig Ranch (660.0 ac)

Surface Water Resource Priorities (CLIP 4.0)

- Priority 2 (54.9 ac)
- Priority 3 (179.7 ac)
- Priority 4 (147.3 ac)
- Priority 5 (277.5 ac)



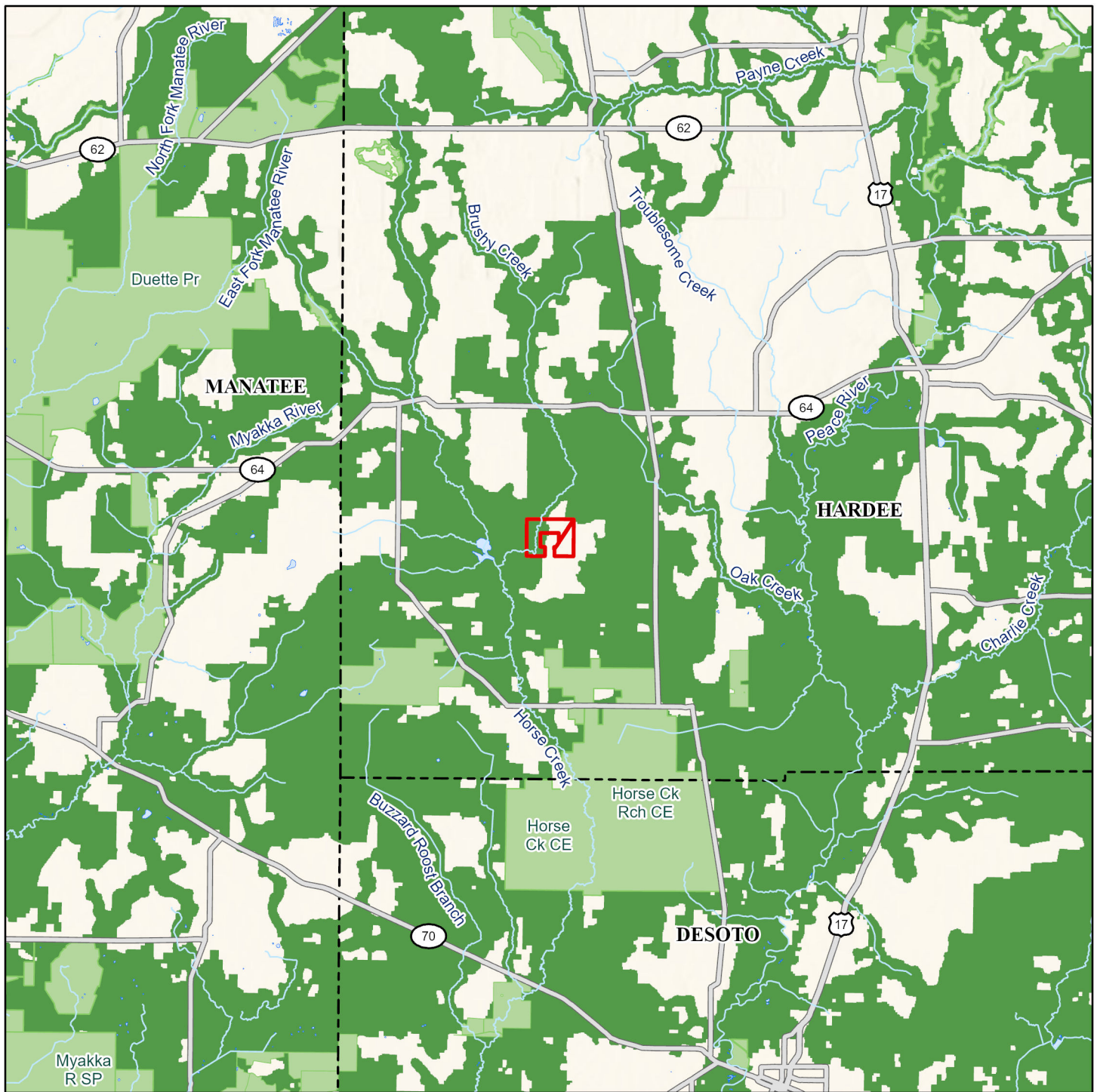
Ludwig Ranch

Hardee County

 Ludwig Ranch (660.0 ac)

Natural Floodplain (FNAI)

-  Priority 2 (69.0 ac)
-  Priority 3 (146.1 ac)
-  Priority 4 (9.8 ac)
-  Priority 5 (16.7 ac)

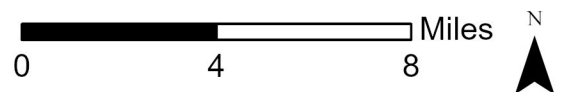


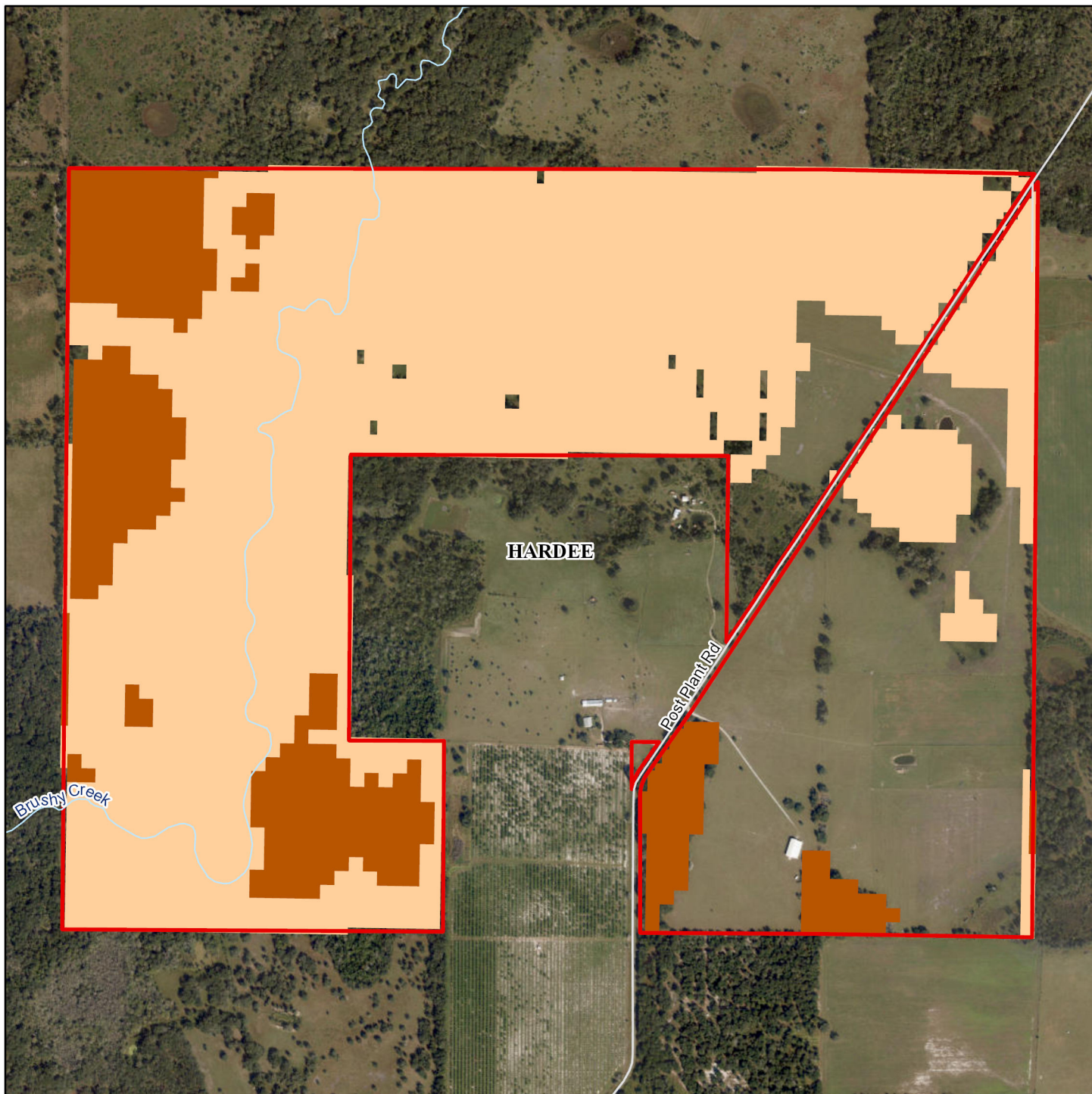
Ludwig Ranch Hardee County

- Ludwig Ranch (660.0 ac)
- Existing Conservation Areas

Florida Ecological Greenways Network (2021)

- Priority 1 - Critical Linkages
- Priority 2
- Priority 3





Ludwig Ranch

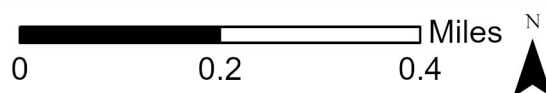
Hardee County

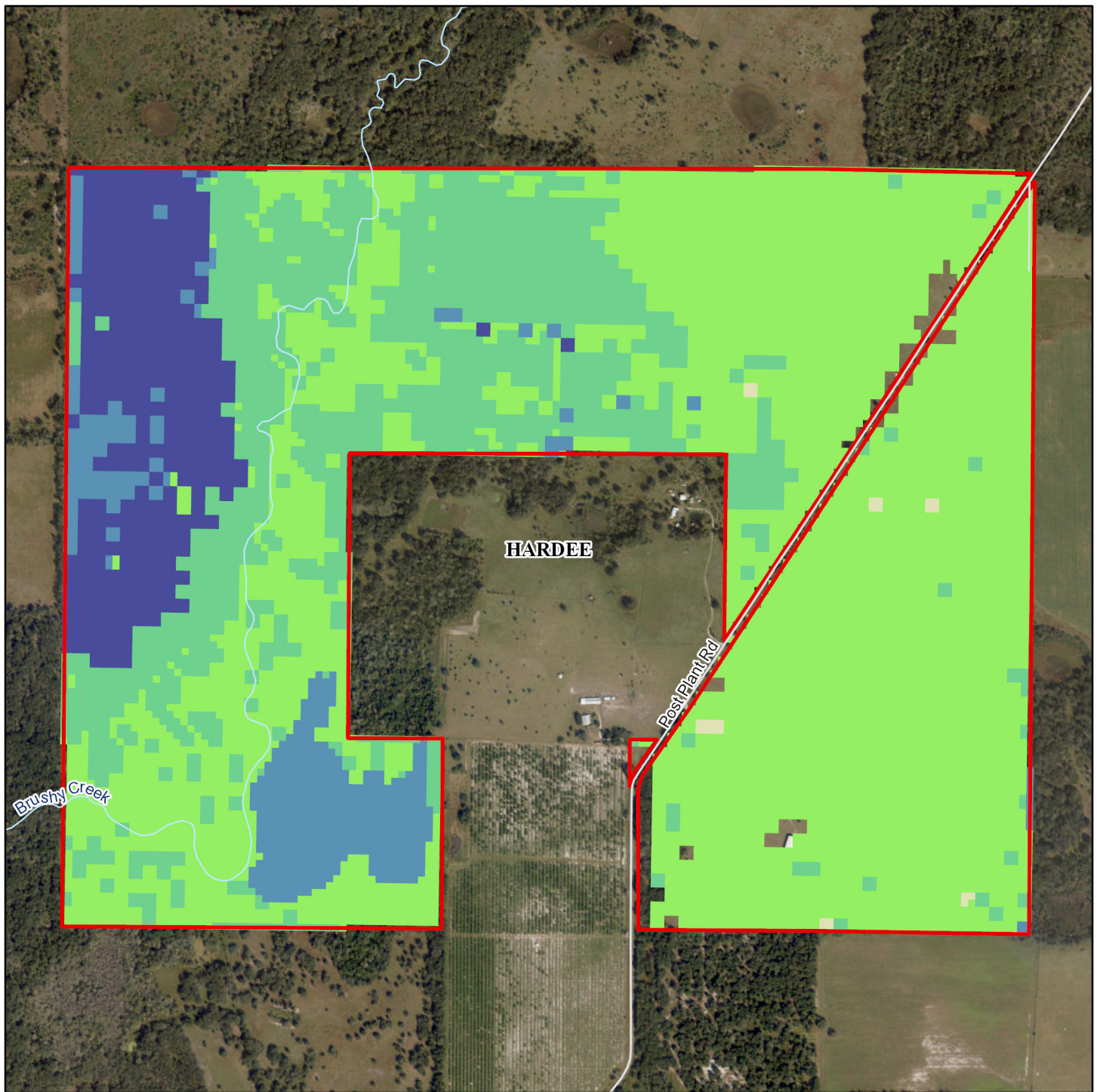
Ludwig Ranch (660.0 ac)

Strategic Habitat Conservation Areas (FWC)

Priority 3 (92.8 ac)

Priority 5 (393.5 ac)





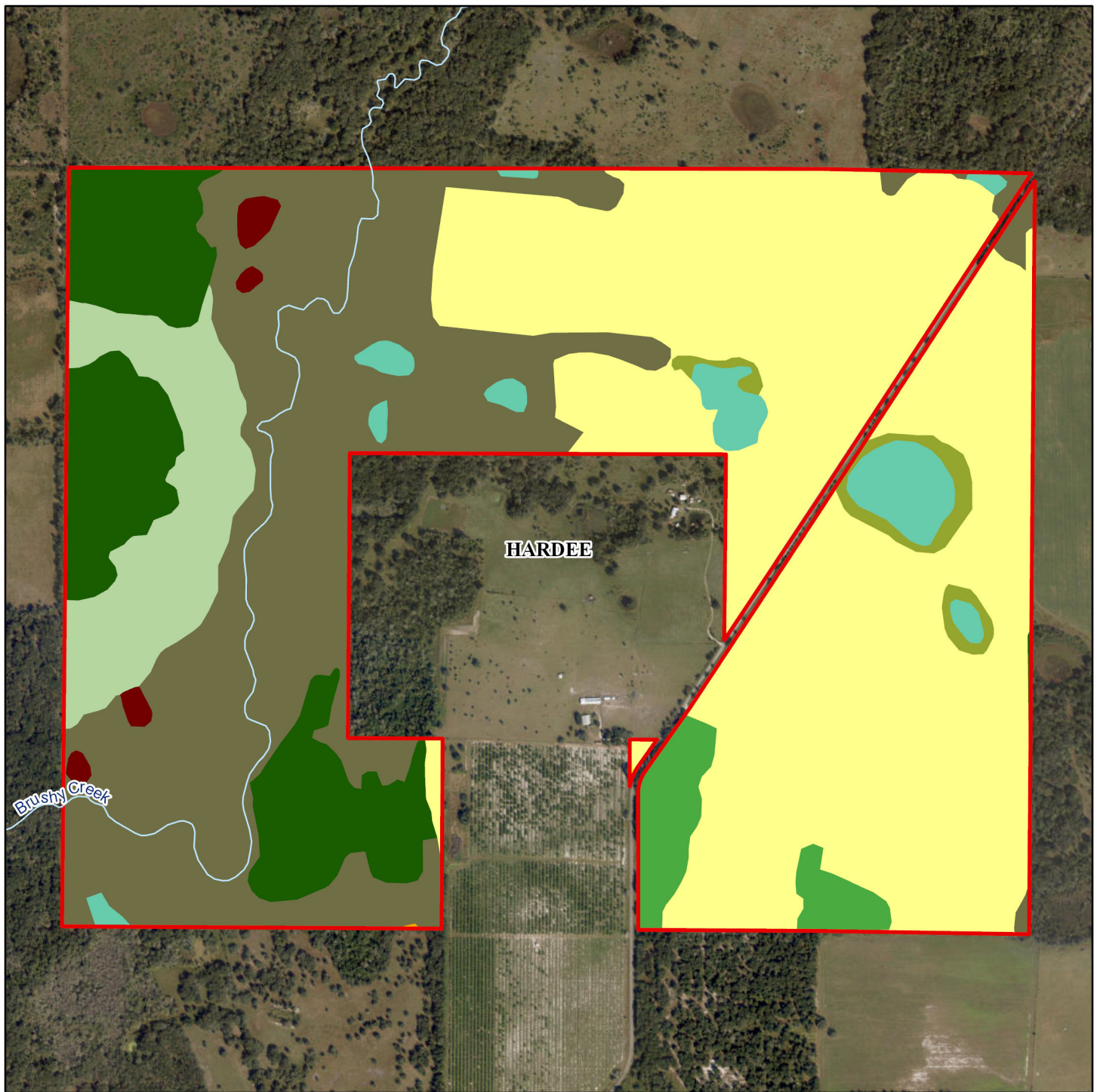
Ludwig Ranch

Hardee County

Ludwig Ranch (660.0 ac)

Biodiversity Resource Priorities (CLIP 4.0)

- Priority 1 - Highest (64.4 ac)
- Priority 2 (41.5 ac)
- Priority 3 (158.2 ac)
- Priority 4 (387.6 ac)
- Priority 5 (1.5 ac)



Ludwig Ranch

Hardee County

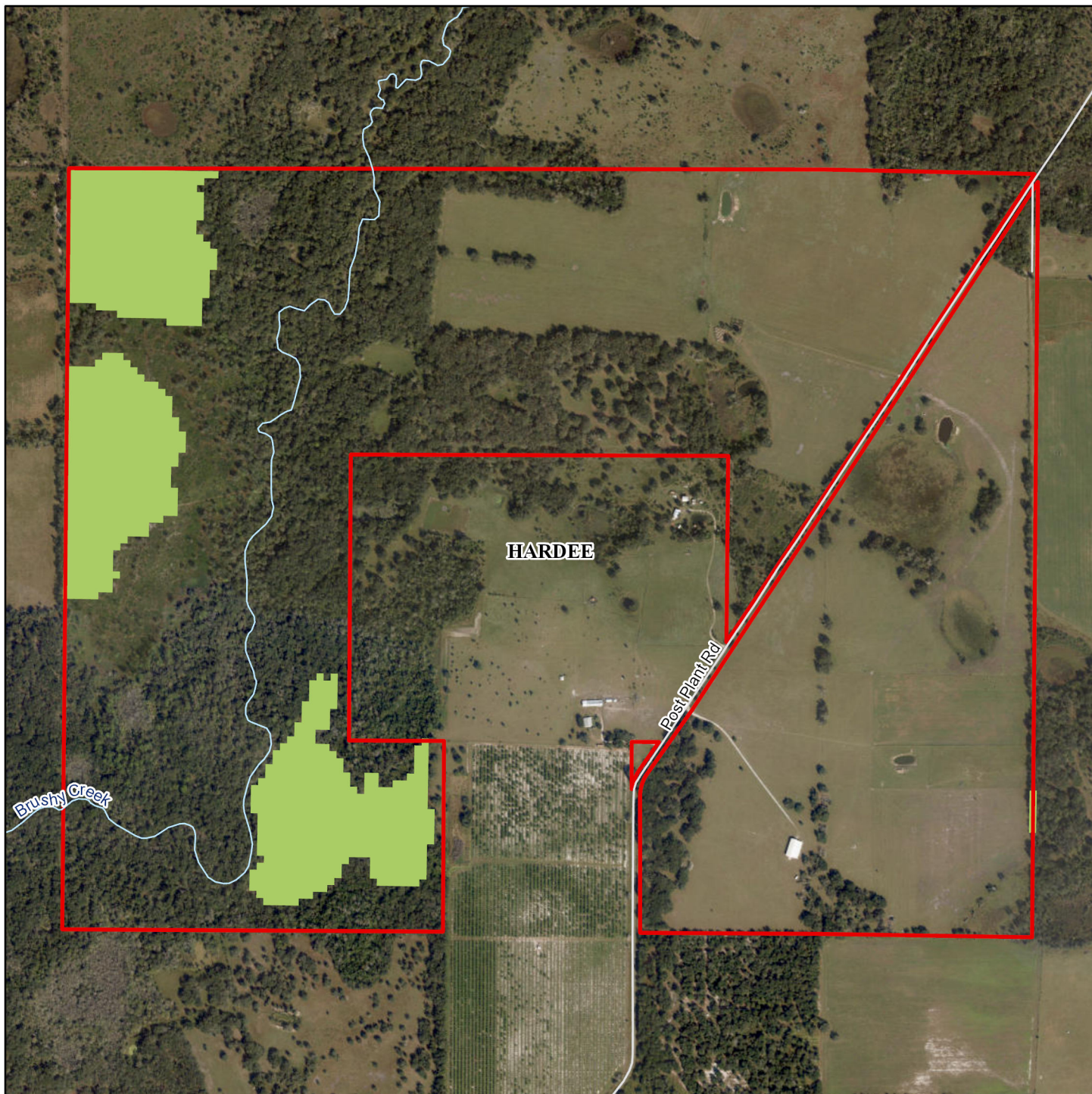
Ludwig Ranch (660.0 ac)

Land Cover (CLC v. 3.8)

- 1311 - Mesic Flatwoods (72.5 ac)
- 1400 - Mixed Hardwood-Coniferous (17.2 ac)
- 1500 - Shrub and Brushland (43.3 ac)
- 183313 - Improved Pasture (300.3 ac)
- 183314 - Unimproved/Woodland Pasture (0.1 ac)

- 18332 - Orchards/Groves (0.2 ac)
- 1840 - Transportation (1.4 ac)
- 2111 - Wet Prairie (8.1 ac)
- 2120 - Marshes (19.7 ac)
- 2211 - Cypress (4.1 ac)
- 2233 - Mixed Wetland Hardwoods (193.1 ac)

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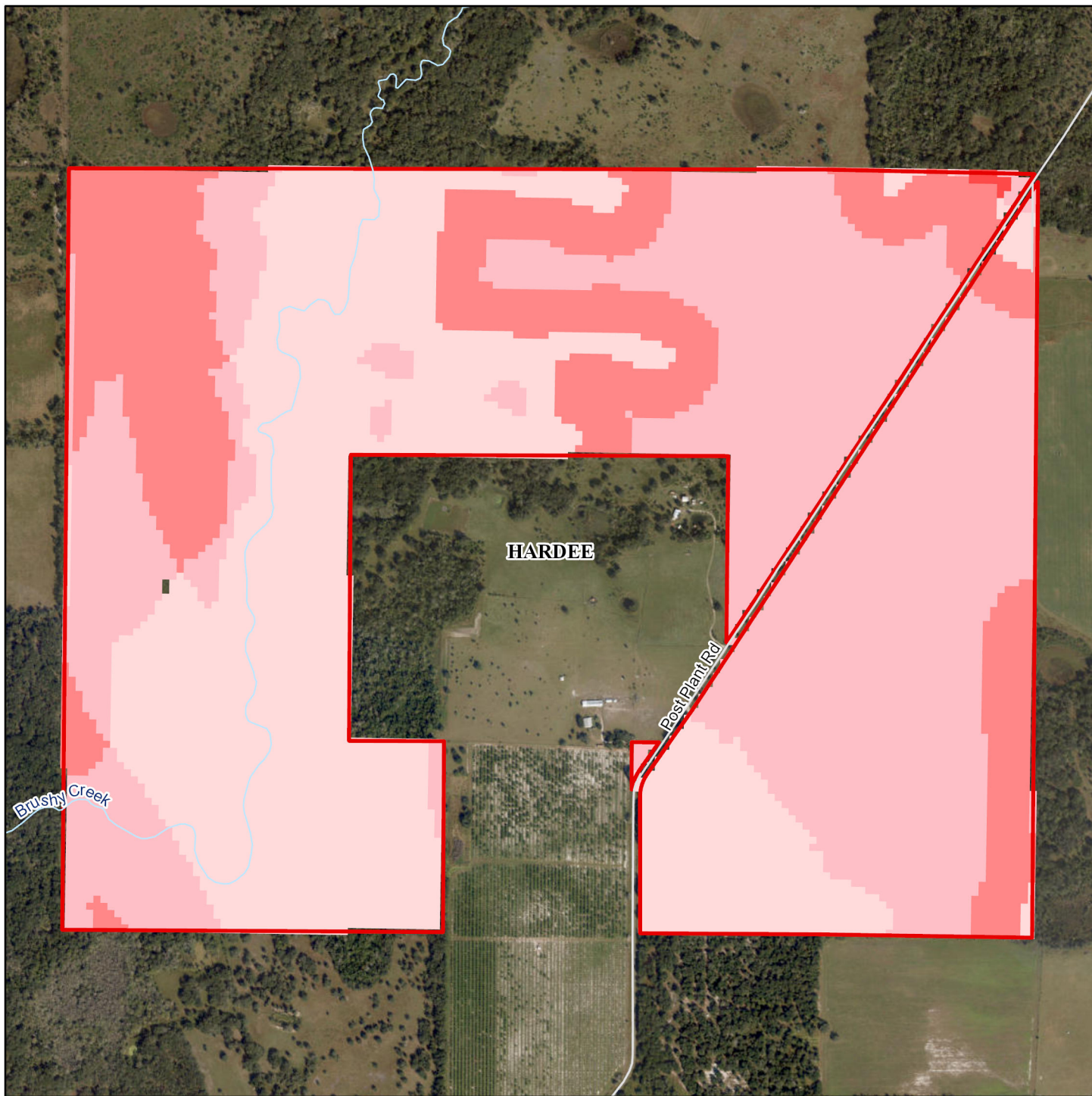
Ludwig Ranch

Hardee County

 Ludwig Ranch (660.0 ac)

Under-represented Natural Communities (2023)

 Pine Flatwoods - G4 (72.8 ac)



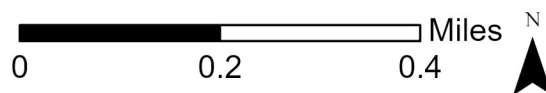
Ludwig Ranch

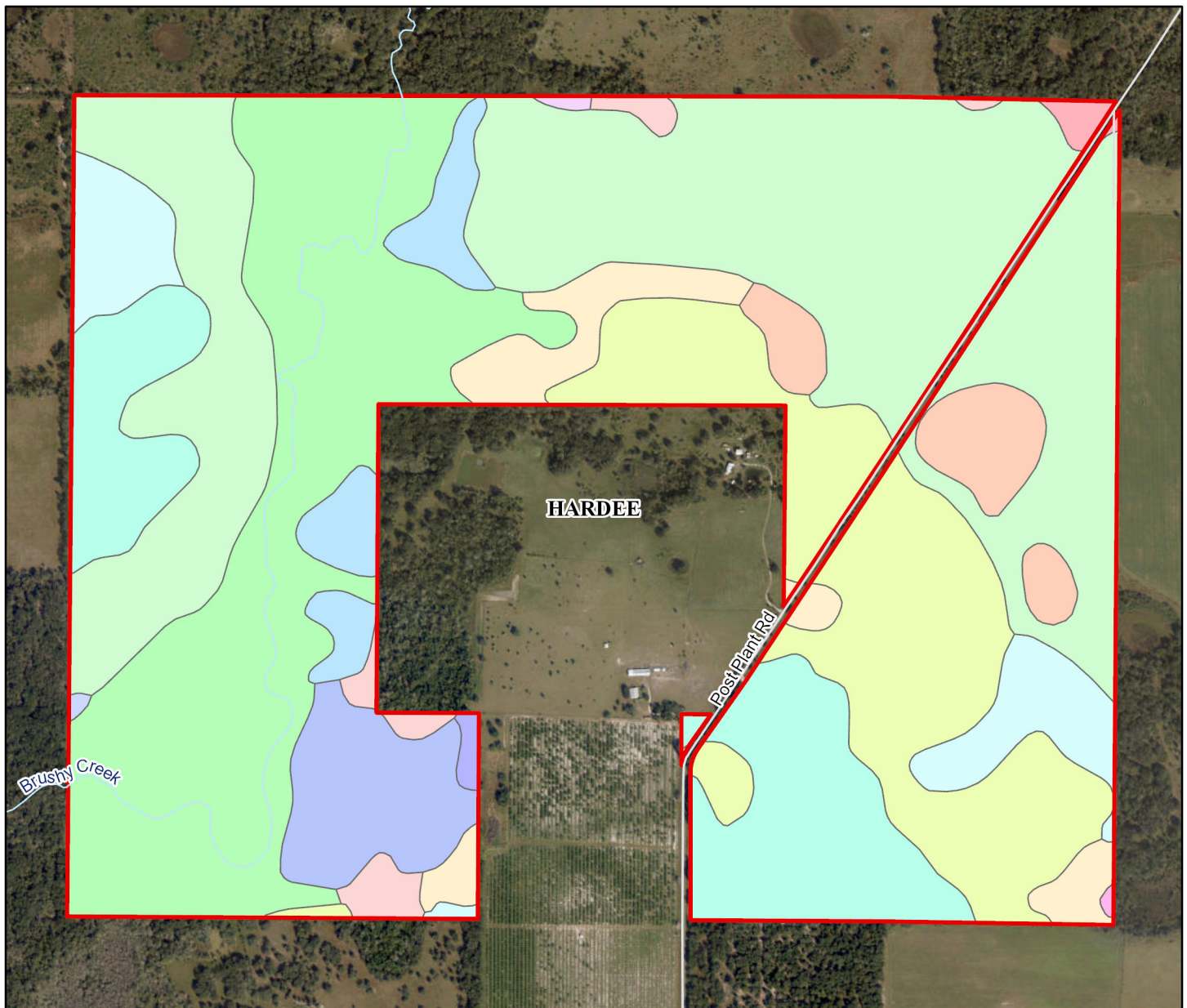
Hardee County

Ludwig Ranch (660.0 ac)

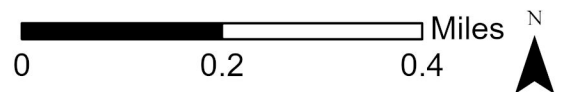
Rare Species Habitat Conservation Priorities (FNAI)

- Priority 3 (0.5 ac)
- Priority 4 (130.7 ac)
- Priority 5 (292.9 ac)
- Priority 6 (235.9 ac)





Ludwig Ranch Hardee County

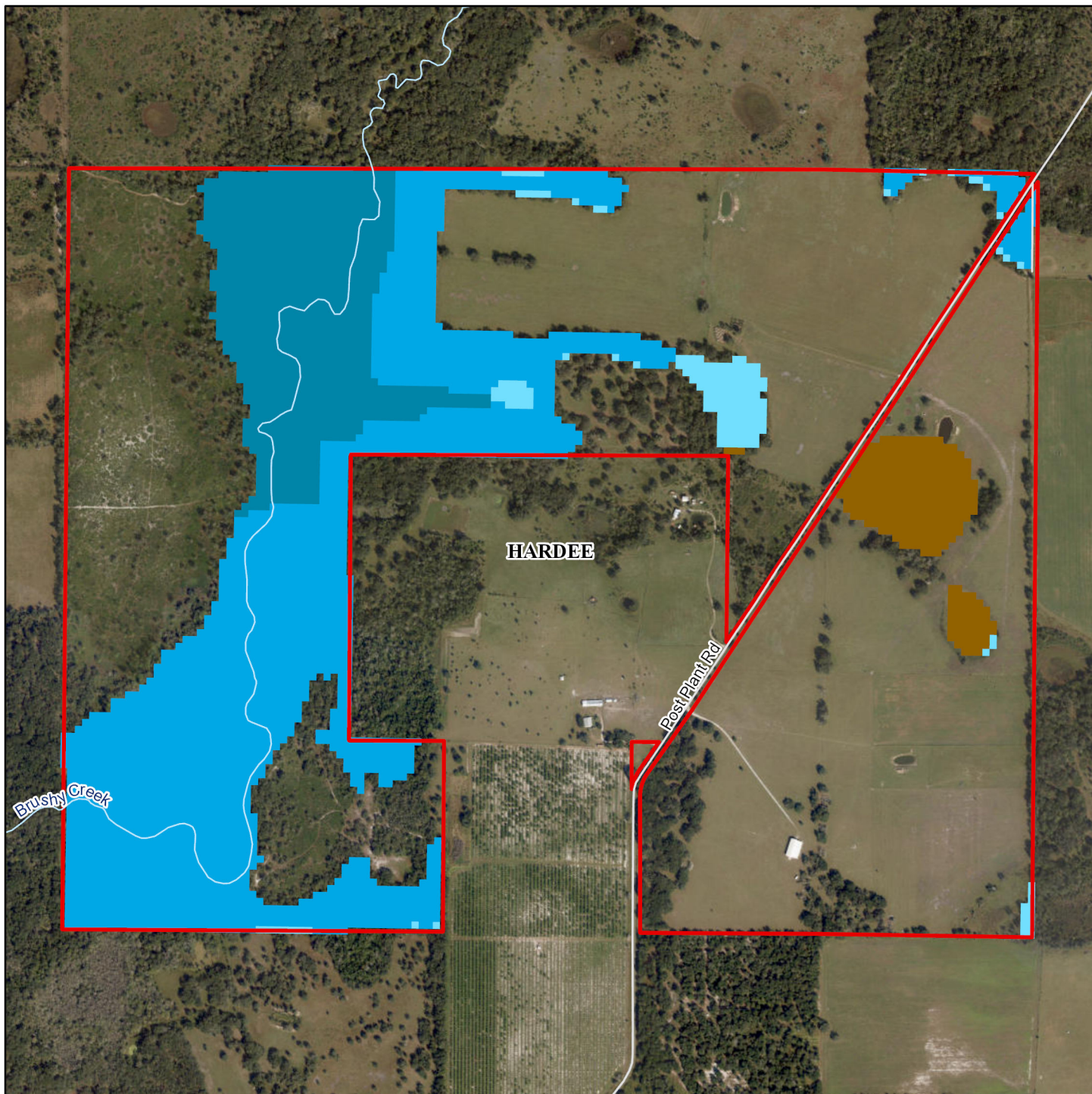


Ludwig Ranch (660.0 ac)

NRCS Soils

- Basinger Fine Sand, 0 To 2 Percent Slopes (23.9 ac)
- Bradenton Loamy Fine Sand (18.2 ac)
- Bradenton Loamy Fine Sand, Frequently Flooded (2.2 ac)
- Bradenton-Felda-Chobee Association, Frequently Flooded (142.0 ac)
- Cassia Fine Sand, 0 To 2 Percent Slopes (67.2 ac)
- Felda Fine Sand, 0 To 2 Percent Slopes, Frequently Flooded (0.6 ac)
- Immokalee Fine Sand, 0 To 2 Percent Slopes (26.2 ac)

- Kaliga Muck, Frequently Pondered, 0 To 1 Percent Slopes (8.7 ac)
- Myakka Fine Sand, 0 To 2 Percent Slopes (98.9 ac)
- Placid Fine Sand, Frequently Pondered, 0 To 1 Percent Slopes (0.3 ac)
- Pomona Fine Sand, 0 To 2 Percent Slopes (221.1 ac)
- Popash Mucky Fine Sand (19.9 ac)
- Smyrna Sand, 0 To 2 Percent Slopes (28.9 ac)
- Wauchula Fine Sand (0.4 ac)
- Zolfo Fine Sand, 0 To 2 Percent Slopes (1.5 ac)



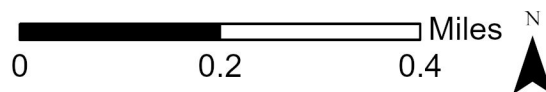
Ludwig Ranch

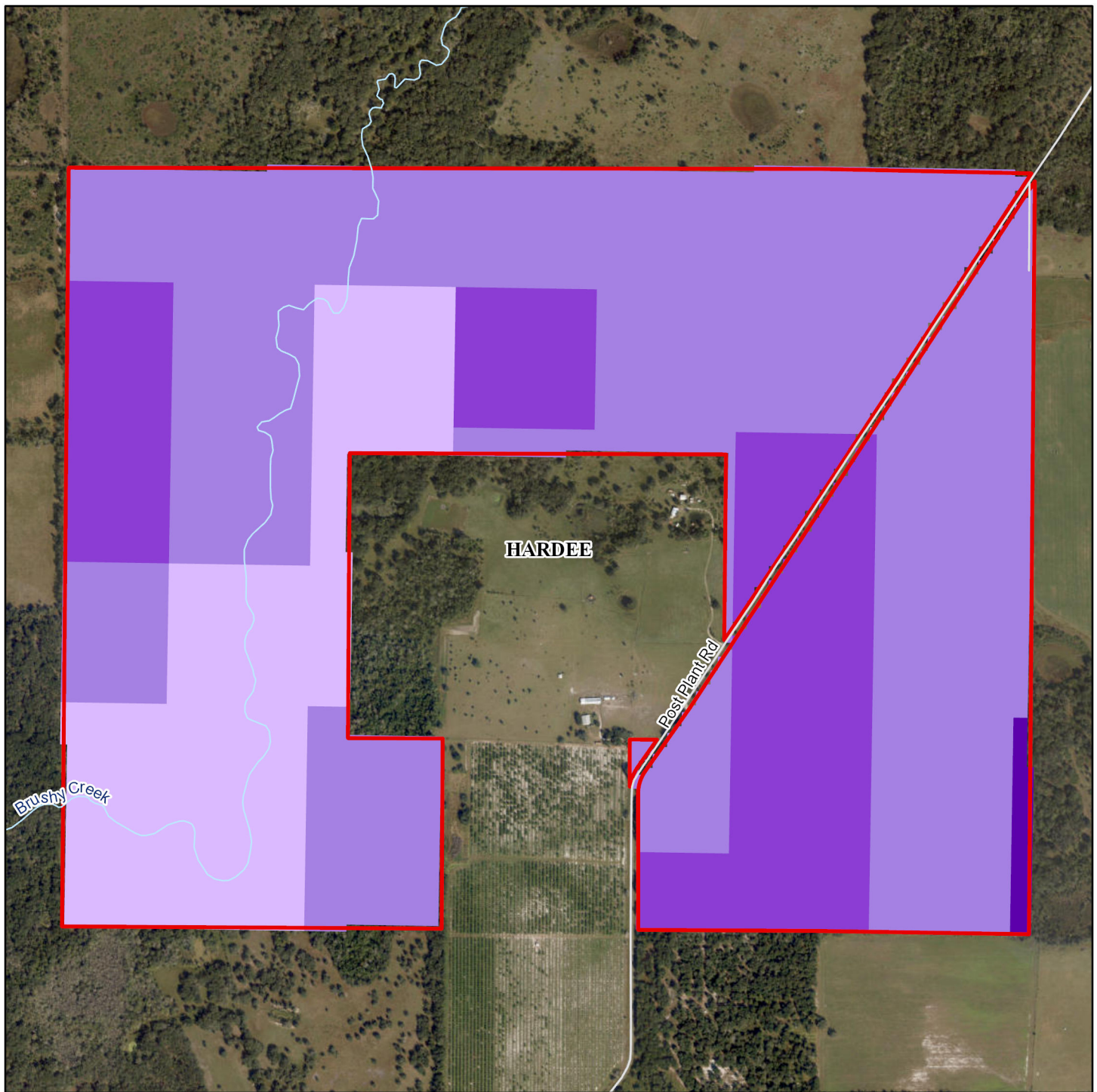
Hardee County

Ludwig Ranch (660.0 ac)

Functional Wetlands (2023)

- Priority 2 (56.9 ac)
- Priority 3 (143.1 ac)
- Priority 4 (10.1 ac)
- Priority 5 (16.7 ac)





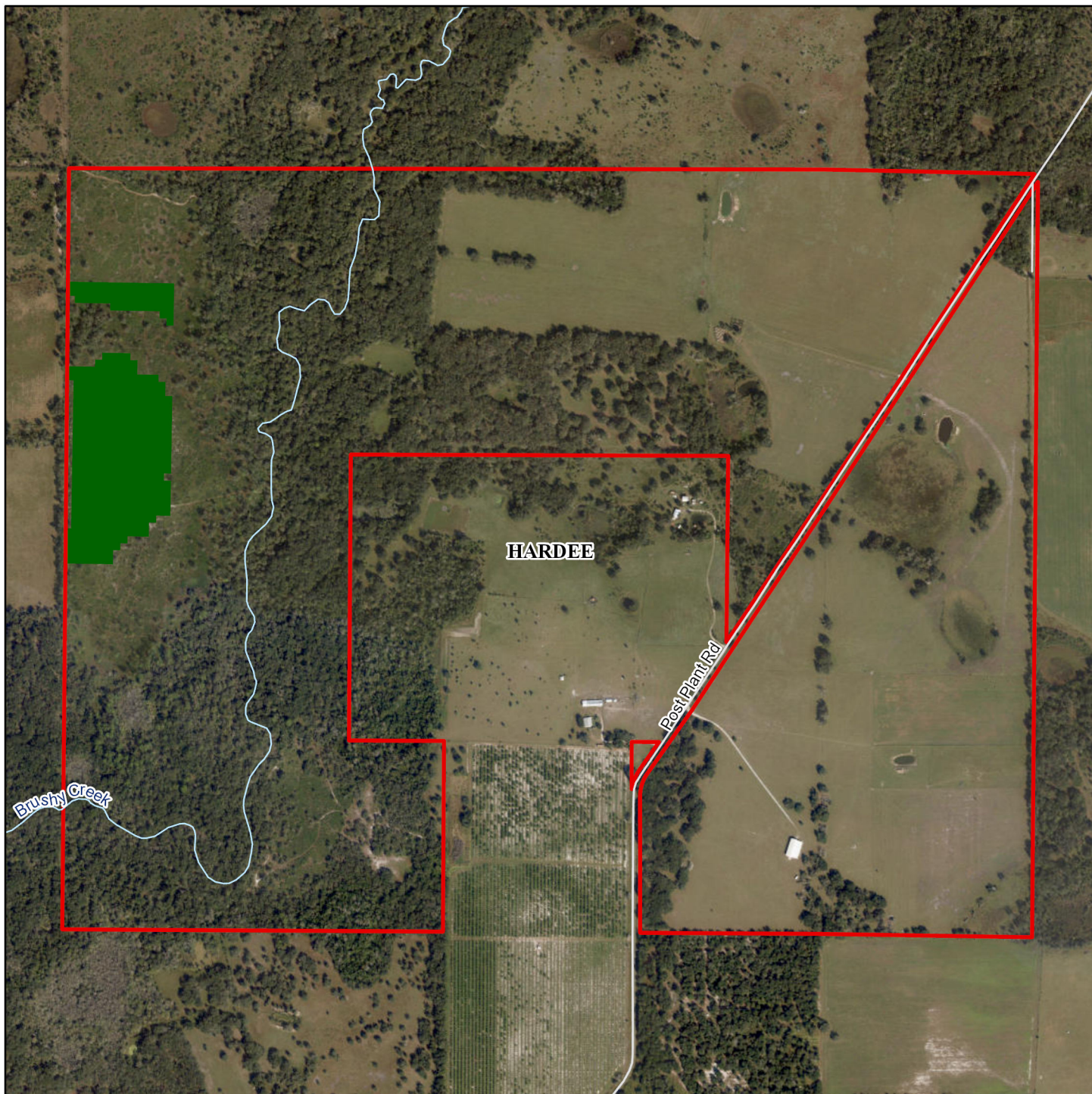
Ludwig Ranch

Hardee County

Ludwig Ranch (660.0 ac)

Prioritized Recharge (v. 4.1)

- Priority 2 (4.5 ac)
- Priority 3 (140.0 ac)
- Priority 4 (394.9 ac)
- Priority 5 (120.6 ac)



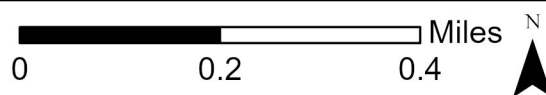
Ludwig Ranch

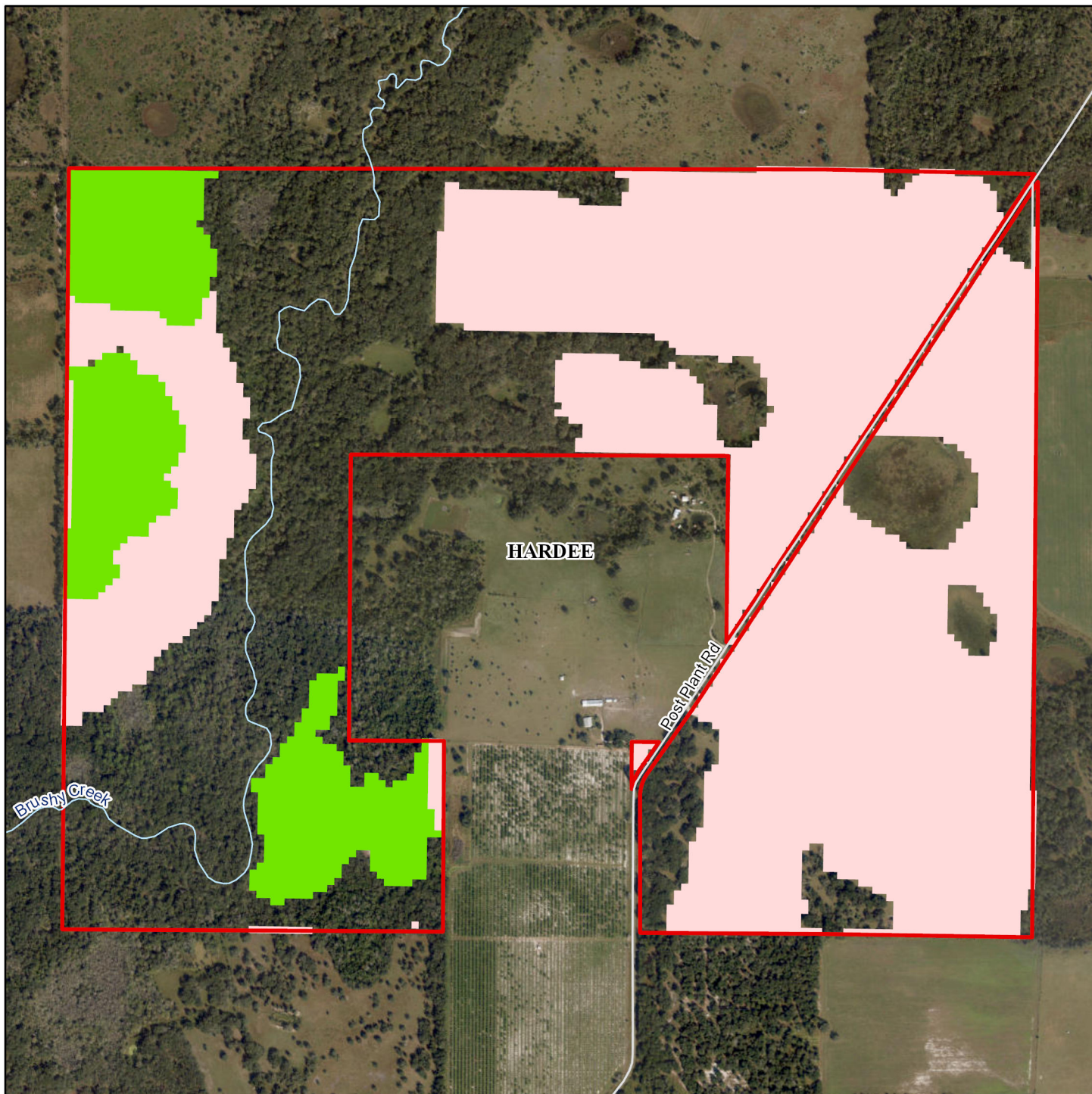
Hardee County

 Ludwig Ranch (660.0 ac)

Forestry for Recharge (v. 4.1)

 Pinelands in high recharge areas (23.2 ac)





Ludwig Ranch

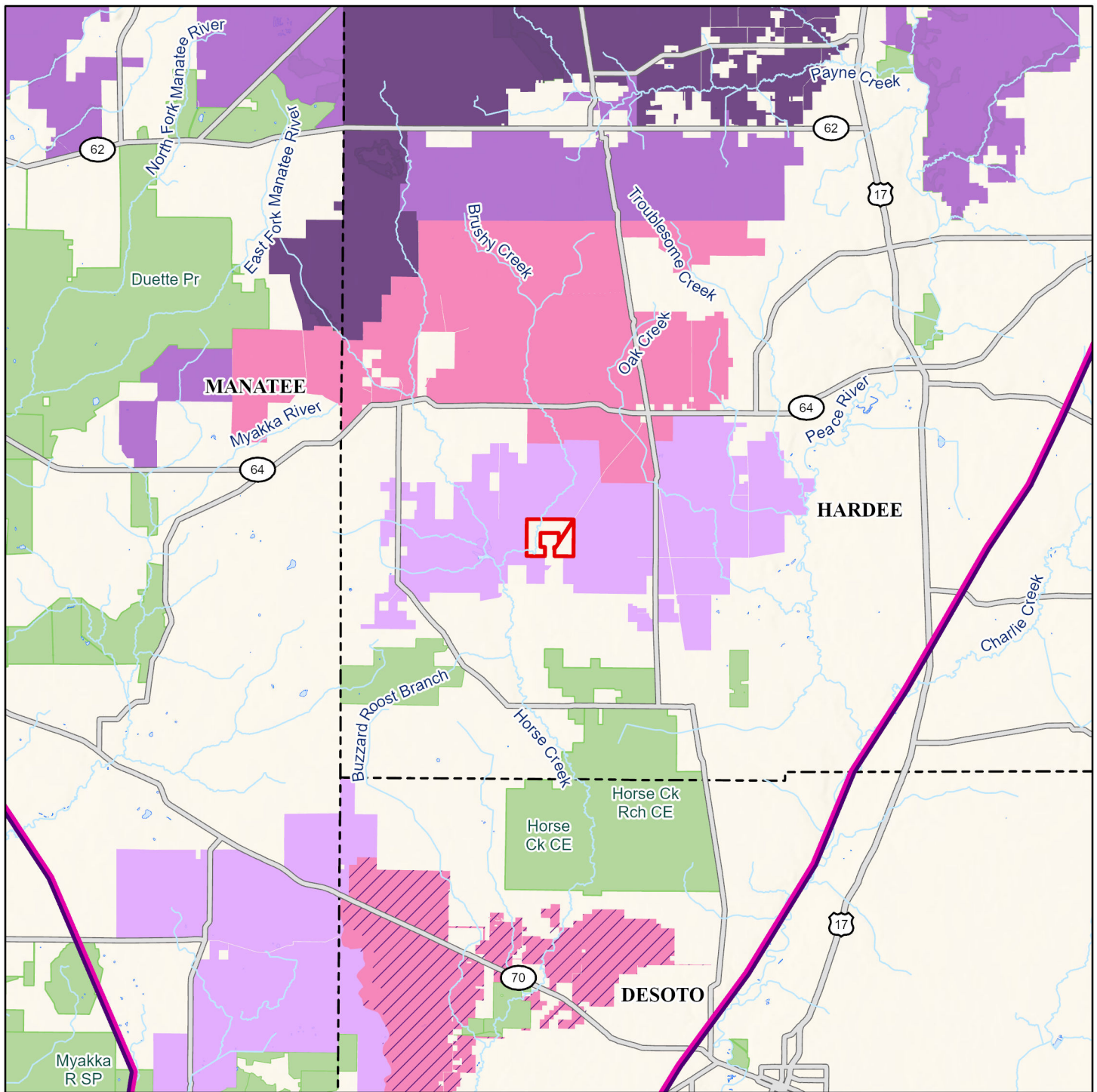
Hardee County

Ludwig Ranch (660.0 ac)

Sustainable Forestry (2023)

Priority 3 (70.9 ac)

Priority 5 (347.2 ac)



Ludwig Ranch Hardee County

- L Ludwig Ranch (660.0 ac)
- Existing Conservation Areas
- BOMR Conceptual Minable Area
- Lands Currently Under Mining Permit
- Application or Future Mine Tracts (9/2011)
- Foreseeable Future Mine Project Areas
- Proposed DeSoto Mine
- Historically Mined Lands

Addendum 2. Imperiled Species Table

Common Name	Scientific Name	Group	Federal Status	State Listing ¹
Expected/Likely to Occur: Habitat is present and occurs on adjacent property or within 1 mile				
eastern indigo snake	<i>Drymarchon couperi</i>	Reptile	Threatened	Threatened
Has Potential to Occur				
Florida sandhill crane	<i>Antigone canadensis pratensis</i>	Bird	-	Threatened
Florida burrowing owl	<i>Athene cunicularia floridana</i>	Bird	-	Threatened
Rafinesque's big-eared bat	<i>Corynorhinus rafinesquii</i>	Mammal	-	SGCN ²
gopher tortoise	<i>Gopherus polyphemus</i>	Reptile	-	Threatened
gopher frog	<i>Lithobates capito</i>	Amphibian	-	SGCN ²
Florida long-tailed weasel	<i>Mustela frenata peninsulae</i>	Mammal	-	SGCN ²
Florida mouse	<i>Podomys floridanus</i>	Mammal	-	-
southeastern fox squirrel	<i>Sciurus niger niger</i>	Mammal	MBTA ³	-
Listed Plants Potentially Occurring on Property				
Florida bonamia	<i>Bonamia grandiflora</i>	Plant	Threatened	Endangered
sand butterfly pea	<i>Centrosema arenicola</i>	Plant	-	Endangered
Chapman's skeletongrass	<i>Gymnopogon chapmanianus</i>	Plant	-	-
nodding pinweed	<i>Lechea cernua</i>	Plant	-	Threatened
celestial lily	<i>Nemastylis floridana</i>	Plant	-	Endangered
giant orchid	<i>Pteroglossaspis ecristata</i>	Plant	-	Threatened

1 State Listings reflect the FWC state threatened species list AND the recommended changes to those listings generated by Species Actions Plans completed as of 3/15/2019. State designations for other species may change as their species actions plans are finalized.

2 Species of Greatest Conservation Need as defined by FWC's Wildlife Legacy Initiative 2011. The list above does not include all species from the SGCN that may occur on the property. Only those species have been recently delisted or petitioned for listing or are otherwise rare and potentially occur on the property are included above.

3 Migratory Bird Treaty Act. The list above does not include all species from the MBTA list that may occur on the property. Only those species have been recently delisted or petitioned for listing or are otherwise rare and potentially occur on the property are included above.



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

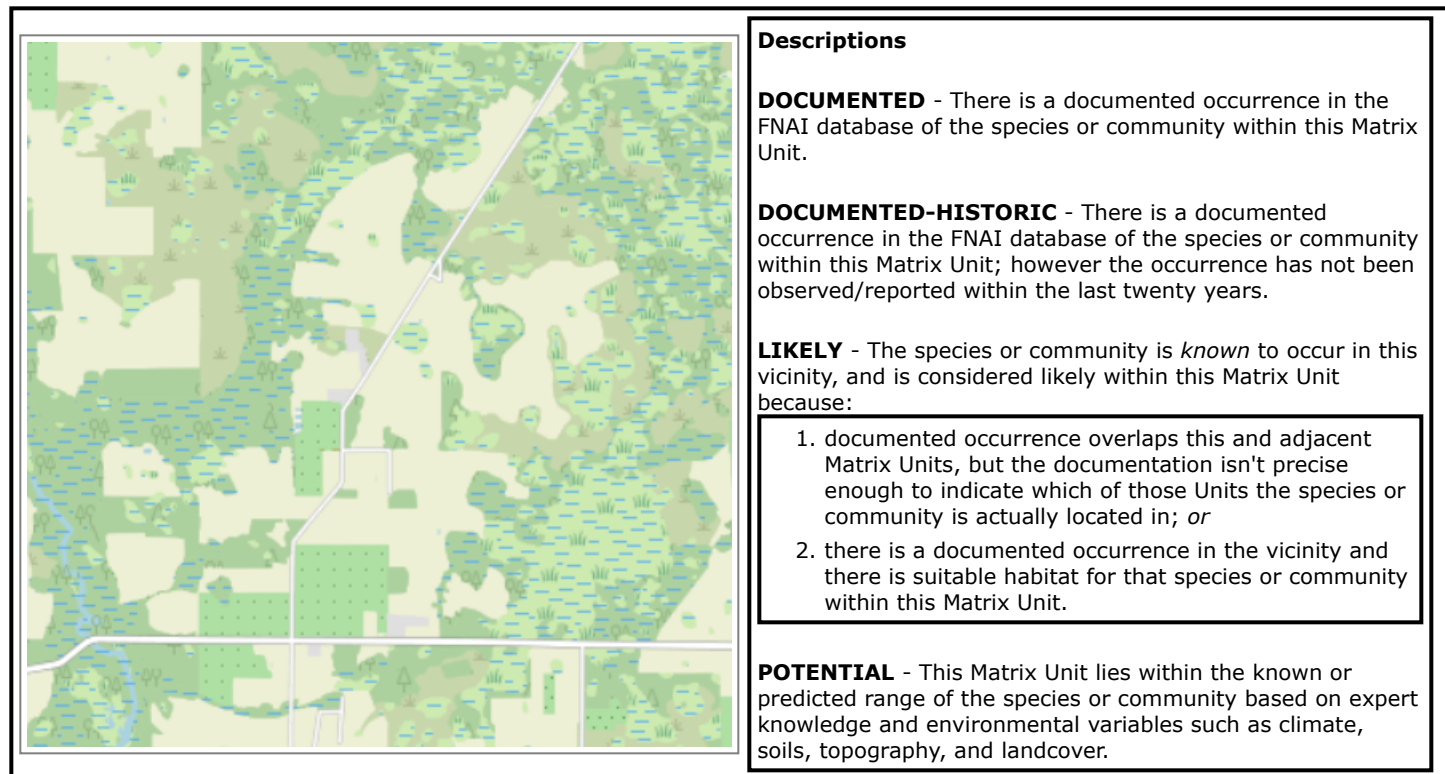
UNOFFICIAL REPORT

Created 7/13/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 34651 , 34979



Matrix Unit ID: 34651

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N

Matrix Unit ID: 34979

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N

Matrix Unit IDs: 34651, 34979**14 Potential Elements Common to Any of the 2 Matrix Units**

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Bonamia grandiflora Florida bonamia	G3	S3	T	E
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Podomys floridanus Florida Mouse	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Attachment B.

April 14, 2025

To Whom it May Concern:

The purpose of the letter is to acknowledge that Keith Ludwig, the owner of the parcels in Hardee County and identified in the Ludwig Ranch Florida Forever Boundary Amendment application (listed below), has been contacted by me, Julie Morris, authorized representative for this application. Mr. Ludwig is a willing seller provided that any sale be based on terms and conditions that are determined by the seller to be acceptable at the time they are offered. We appreciate the opportunity to preserve this beautiful part of Florida and look forward to being included in the Florida Forever Program.

Thank you for your consideration.

Julie Morris

Florida Conservation Group

Table 1. Parcel List

Project	Parcel ID	S/T/R	Parcel Acres	Assessed Value	Just Value
Ludwig Land LLC	13-35-23-0000-01250-0000	13-35-23	485.00	\$80,971	\$2,575,891
Ludwig Land LLC	18-35-24-0000-02410-0000	18-35-24	179.72	\$41,186	\$1,023,195
TOTAL			664.72	\$122,157	\$3,599,086

LUDWIG LAND LLC
2648 64TH STREET N
ST PETERSBURG, FL 33710

13-35-23-0000-01250-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										HARDEE COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																			VALUATION BY							STANDARD			
																			Tax Group: 900				Tax Dist:						
																			BUILDING MARKET VALUE				0						
																			TOTAL MARKET OB/XF VALUE				25,891						
																			TOTAL LAND VALUE - MARKET				2,550,000						
																			TOTAL MARKET VALUE				81,416						
																			SOH/AGL Deduction				445						
																			ASSESSED VALUE				80,971						
																			TOTAL EXEMPTION VALUE				0						
																			BASE TAXABLE VALUE				80,971						
																			TOTAL JUST VALUE				2,575,891						
																			NCON VALUE				0						
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE				2,533,133						
																			PRCL:0:1: 2003 DOR AUDIT STR 3 SEQ 371										
</																													

179.72 AC W1/4 18 35S 24E
522P210 572P277 200925009102
201125000635

LUDWIG LAND LLC
2648 64TH STREET N
ST PETERSBURG, FL 33710

2024

18-35-24-0000-02410-0000

[illegible]

Hardee County Property Appraiser

Hurricane Damage

Hurricane Damage Form

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternateID	499
Parcel ID	13-35-23-0000-01250-0000
Location	2627 POST PLANT RD
Address	ONA 33865
Brief Legal Description	485 AC NW1/4 LESS SE1/4 OF SE1/4 OF NW1/4 & NE1/4 LESS S1/2 OF SW1/4 OF NE1/4 & LESS SW1/4 OF SE1/4 OF NE1/4 & SW1/4 LESS E1/2 OF NE1/4 OF SW1/4 & SE1/4 LESS THE NW1/4 OF SE1/4 & LESS NW1/4 OF NE1/4 OF SE1/4 & LESS SW1/4 OF SE1/4 & LESS THAT PART OF SW1/4 OF NE1/4 OF SE1/4 W OF RD 13 35S 23E PRO-93-088 453P604 522P210 566P166 572P277 593P470 627P389 (RECORDED AFTER TD 593P470 GEORGE FRANKEL ESTATE 635P963 200825008748 & 8749) 200925009102 201125000635 (JOINED '40030' LMP 5-29-2020)
Property Use Code	PASTURE CLS2 (6100)
Sec/Twp/Rng	13-35-23
Tax District	UNINC CO (900)
Millage Rate	13.8699
Acreage	485
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[LUDWIG LAND LLC](#)
2648 64TH STREET N
ST PETERSBURG, FL 33710

Map



Certified Values

	2024 Certified Values
Building Value	\$0
Extra Features Value	\$25,891
Land Value	\$0
Land Agricultural Value	\$55,525
Agricultural (Market) Value	\$2,550,000
Just (Market) Value	\$2,575,891
Assessed Value	\$80,971
Exempt Value	\$0
Taxable Value	\$80,971
Maximum Save Our Homes Portability/Non-Homestead Cap	\$445

Historical Values

	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0
Extra Features Value	\$23,133	\$23,336	\$23,557
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$55,525	\$55,525	\$45,400
Agricultural (Market) Value	\$2,510,000	\$2,510,000	\$1,700,000
Just (Market) Value	\$2,533,133	\$2,533,336	\$1,723,557
Assessed Value	\$78,658	\$78,861	\$68,957
Exempt Value	\$0	\$0	\$0
Taxable Value	\$78,658	\$78,861	\$68,957
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	130	AC	0	0
6300 - NATIVE	275	AC	0	0
5900 - WASTE	80	AC	0	0

Zoning

Contact the City for Zoning within the City limits

Extra Features

Code	Description	Length x Width x Height	Units	Unit Type
PBN 03	POLE BARN	120 x 18 x 0	2,160	SF
BRN 04	BARN	120 x 60 x 0	7,200	SF
SHE 04	SHED	18 x 36 x 0	648	SF
C/S 03	CONC SLB	18 x 23 x 0	414	SF
C/S 03	CONC SLB	20 x 22 x 0	440	SF
C/S 03	CONC SLB	20 x 22 x 0	440	SF

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/29/2011	\$100	WD	0000/0000	201125000635	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Vacant	LUDWIG ALLAN J & KEITH A	LUDWIG LAND LLC
N	12/29/2009	\$100	WD	0000/0000	200925009102	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Vacant	LUDWIG ALLAN J	LUDWIG KEITH A (UND 1/6 INT)
N	6/25/1999	\$100	WD	0572/0277		Qualified	QUAL/DEED EXAMINATION	Vacant	LUDWIG ALLAN J	LUDWIG KEITH A (UND 1/2 INT)
N	1/17/1997	\$600,000	WD	0522/0210		Unqualified	UNQUAL/CONSIDERATION UNDETERM	Vacant	CARLTON ISABEL A ESTATE OF	LUDWIG ALLAN

Permits

Permit Number	Type	Description	Issued	Amount
16514	0013	BARNS	1/23/1998	\$43,937

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

No data available for the following modules: Building Information, Sketches.

The Hardee County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. Working values are subject to change.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 4/11/2025, 10:36:57 PM](#)

Contact Us



Hardee County Property Appraiser

Hurricane Damage

Hurricane Damage Form

Homestead Exemption

Apply for Homestead Exemption

Parcel Summary

AlternatelD

2106

Parcel ID

18-35-24-0000-02410-0000

Location Address

0 POST PLANT RD
ONA 33865

Brief Legal Description

179.72 AC W1/4 18 35S 24E 522P210 572P277 200925009102 201125000635
(Note: Not to be used on legal documents.)

Property Use Code

PASTURE CLS2 (6100)

Sec/Twp/Rng

18-35-24

Tax District

UNINC CO (900)

Millage Rate

13.8699

Acreage

179.72

Homestead

N

[View Map](#)

Owner Information

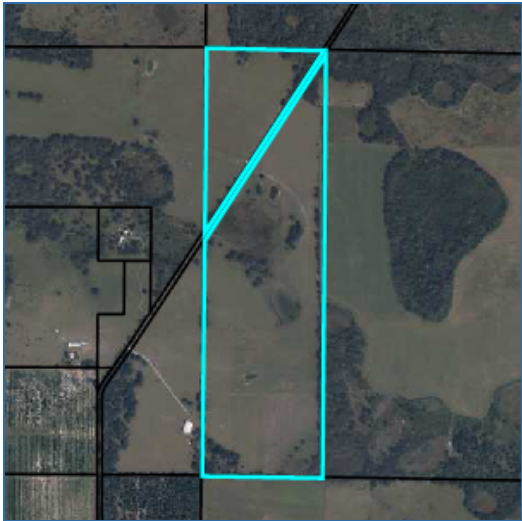
Primary Owner

[LUDWIG LAND LLC](#)

2648 64TH STREET N

ST PETERSBURG, FL 33710

Map



Certified Values

2024 Certified Values	
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$41,186
Agricultural (Market) Value	\$1,023,195
Just (Market) Value	\$1,023,195
Assessed Value	\$41,186
Exempt Value	\$0
Taxable Value	\$41,186
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0

Historical Values

	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0
Land Value	\$0	\$0	\$0
Land Agricultural Value	\$41,186	\$41,186	\$36,999
Agricultural (Market) Value	\$1,017,070	\$1,017,070	\$682,130
Just (Market) Value	\$1,017,070	\$1,017,070	\$682,130
Assessed Value	\$41,186	\$41,186	\$36,999
Exempt Value	\$0	\$0	\$0
Taxable Value	\$41,186	\$41,186	\$36,999
Maximum Save Our Homes Portability/Non-Homestead Cap	\$0	\$0	\$0

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
6101 - IMP-TYP	161.47	AC	0	0
6300 - NATIVE	6	AC	0	0
5900 - WASTE	12	AC	0	0
6399 - POND/WATERHOLE	0.25	AC	0	0

Zoning

Contact the City for Zoning within the City limits

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/29/2011	\$100	WD	0000/0000	201125000635	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Vacant	LUDWID ALLAN J & KEITH A	LUDWIG LAND LLC
N	12/29/2009	\$100	WD	0000/0000	200925009102	Unqualified	UNQUAL/TRANSACT OF AFFILIATION	Vacant	LUDWID ALLAN J	LUDWIG KEITH A UND 1/6 INT
N	6/25/1999	\$100	WD	0572/0277		Qualified	QUAL/DEED EXAMINATION	Vacant	LUDWID ALLAN J	LUDWIG KEITH A UND 1/2 INT
N	1/17/1997	\$600,000	WD	0522/0210		Unqualified	UNQUAL/LIFE ESTATE INTEREST	Vacant	CARLTON ISABEL A ESTATE OF	LUDWIG ALLAN

Sales Questionnaire Form

Would you like to submit a Sales Questionnaire?

Sales Questionnaire Form

No data available for the following modules: Building Information, Extra Features, Permits, Sketches.

The Hardee County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. Working values are subject to change.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/11/2025, 10:36:57 PM

Contact Us





NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2024 REAL ESTATE PROPERTY



13-35-23-0000-01250-0000

LUDWIG LAND LLC
2648 64TH STREET N
ST PETERSBURG, FL 33710

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:
2627 POST PLANT RD
LEGAL DESCRIPTION:
485 AC
NW1/4 LESS SE1/4 OF
SE1/4 OF NW1/4 & NE1/4 LESS
S1/2 OF SW1/4 OF NE1/4 & LESS



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2023 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2023		CURRENT 2024 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	78,658	8.8000	692.19	80,971	8.0170	649.14	8.8000	712.54
SCHOOL - STATE	78,658	3.1560	248.24	81,416	2.9275	238.35	3.0360	247.18
SCHOOL - LOCAL	78,658	2.2480	176.82	81,416	2.0852	169.77	2.2480	183.02
SWFWMD	78,658	0.2043	16.07	80,971	0.1909	15.46	0.1909	15.46
TOTAL AD VALOREM PROPERTY TAXES			\$1,133.32			\$1,072.72		\$1,158.20

Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district. **Please see reverse side for a summary of Non-Ad Valorem Assessments.**

Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$1,072.72	\$1,158.20
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$1,072.72	\$1,158.20

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2023	2024	2023	2024	2023	2024
County	2,533,133	2,575,891	78,658	80,971	0	0
School	2,533,133	2,575,891	78,658	81,416	0	0
Other	2,533,133	2,575,891	78,658	80,971	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	445
Agricultural Classification	All Taxes	2,494,475
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2024, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board.

Petition forms are available online at www.hardeepa.com.

**Petitions must be filed on or before
September 10, 2024**

SEE REVERSE SIDE FOR NON-ADVALOREM AND EXPLANATIONS OF THE COLUMNS ABOVE AND PUBLIC HEARING DATE, LOCATION AND TIME.

Hardee County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 10, 2024 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 9, 2024 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 9, 2024 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 10, 2024 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
COLUMN 1 - "PRIOR TAXABLE VALUE" This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.	
COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR" These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.	
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EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION	
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EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).	

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.hardeepa.com



NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
HARDEE COUNTY TAXING AUTHORITIES

2024 REAL ESTATE PROPERTY



18-35-24-0000-02410-0000

IMPORTANT NOTICE

DO NOT PAY
THIS IS NOT A BILL

SITE ADDRESS:

POST PLANT RD

LEGAL DESCRIPTION:

179.72 AC W1/4 18 35S 24E

522P210 572P277 200925009102

201125000635

LUDWIG LAND LLC
2648 64TH STREET N
ST PETERSBURG, FL 33710



SCAN HERE FOR
PROPERTY
INFORMATION!

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY 900	PRIOR 2023 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2023		CURRENT 2024 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
COUNTY	41,186	8.8000	362.44	41,186	8.0170	330.19	8.8000	362.44
SCHOOL - STATE	41,186	3.1560	129.98	41,186	2.9275	120.57	3.0360	125.04
SCHOOL - LOCAL	41,186	2.2480	92.59	41,186	2.0852	85.88	2.2480	92.59
SWFWMD	41,186	0.2043	8.41	41,186	0.1909	7.86	0.1909	7.86
TOTAL AD VALOREM PROPERTY TAXES			\$593.42			\$544.50		\$587.93

Please Note: Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessment for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district. **Please see reverse side for a summary of Non-Ad Valorem Assessments.**

Summary of Proposed Taxes

	IF NO BUDGET CHANGE IS MADE	IF PROPOSED BUDGET CHANGE IS MADE
Ad Valorem Tax	\$544.50	\$587.93
Non-Ad Valorem Tax	\$0.00	\$0.00
Total Tax	\$544.50	\$587.93

PROPERTY APPRAISER VALUE INFORMATION

Taxing District	Market Value		Assessed Value		Exemptions	
	2023	2024	2023	2024	2023	2024
County	1,017,070	1,023,195	41,186	41,186	0	0
School	1,017,070	1,023,195	41,186	41,186	0	0
Other	1,017,070	1,023,195	41,186	41,186	0	0

Applied Assessment Reduction	Applies to	Value
Save Our Homes Benefit	All Taxes	0
Non-Homestead 10% cap Benefit	Non-School Taxes	0
Agricultural Classification	All Taxes	982,009
Other	All Taxes	0
Exemptions		Value
First Homestead	All Taxes	0
Additional Homestead	Non-School Taxes	0
Senior Exemption (County)	County Taxes	0
Senior Exemption (City)	City Taxes	0
Other	All Taxes	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2024, or if you are entitled to an exemption or classification that is not reflected, please contact the Hardee County Property Appraiser's Office at:

**110 W Oak St Rm 103
Wauchula, FL 33873
(863) 773-2196**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board.

Petition forms are available online at www.hardeepa.com.

**Petitions must be filed on or before
September 10, 2024**

SEE REVERSE SIDE FOR NON-ADVALOREM AND EXPLANATIONS OF THE COLUMNS ABOVE AND PUBLIC HEARING DATE, LOCATION AND TIME.

Hardee County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING INFORMATION AND TIME
COUNTY	September 10, 2024 at 5:05 PM Board Chambers, 412 West Orange St., Wauchula, FL 33873
SCHOOL - STATE	September 9, 2024 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SCHOOL - LOCAL	September 9, 2024 at 5:05 PM School Board Meeting Room, 230 S. Florida Avenue, Wauchula, FL 33873
SWFWMD	September 10, 2024 at 5:01 PM Tampa Office, 7601 US Hwy 301, Tampa, FL 33637

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	UNIT OF MEASURE	RATE	ASSESSMENT
TOTAL ASSESSMENTS					\$0.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION	
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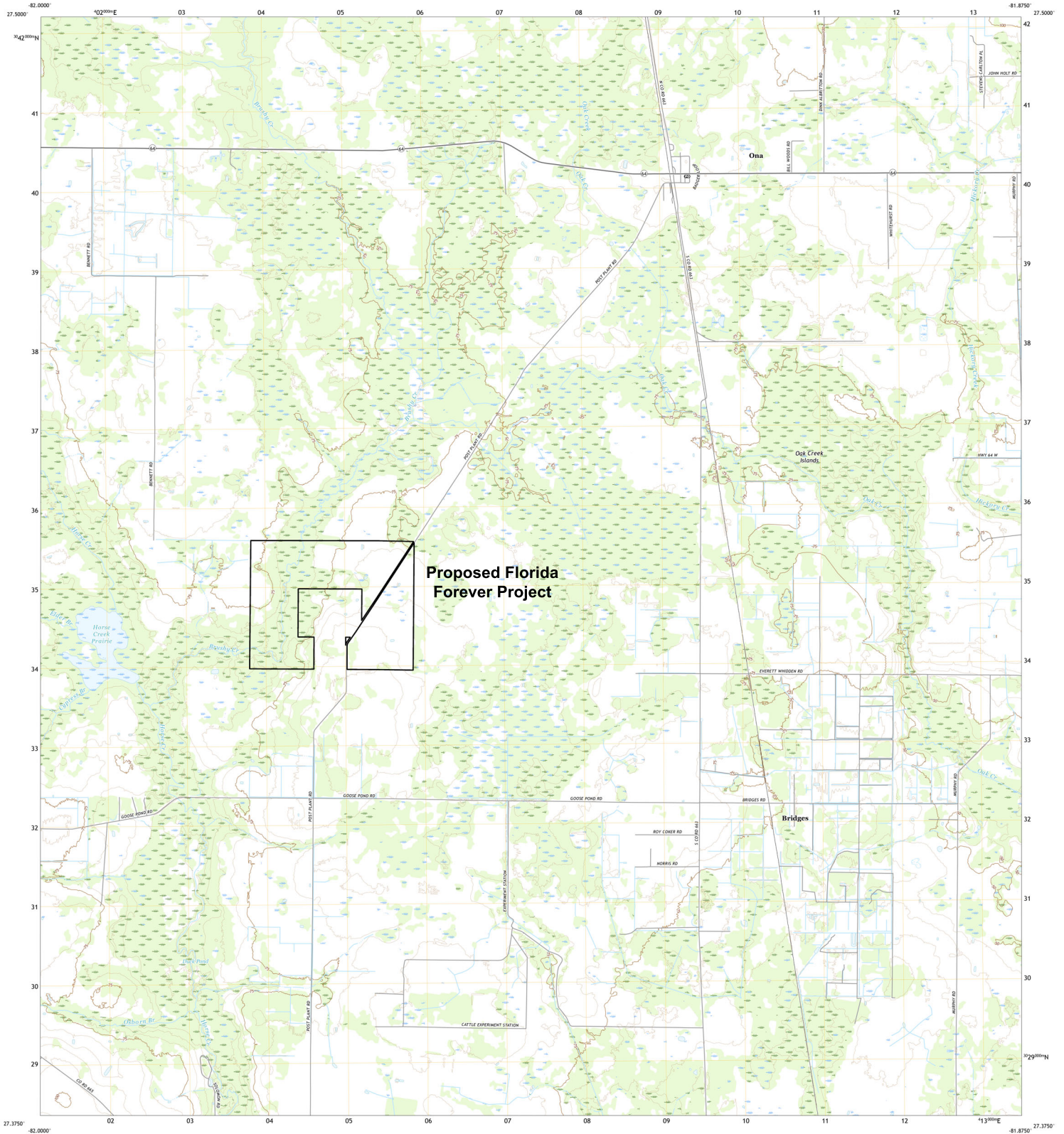
Attachment C.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



ONA QUADRANGLE
FLORIDA - HARDEE COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 900 meter grid Universal Transverse Mercator, Zone 17R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery	U.S. Census	November	2019
Boundaries	U.S. Census	Boundaries	2019
Names	U.S. Census	Boundaries	2019
Hydrography	National Hydrography Dataset	2000	2019
Corrections	National Elevation Dataset	2000	2019
Boundaries	Multiple sources; see metadata file	2018	2019
Public Land Survey	Bureau of Land Management	2000	2019
Wetlands	FWS National Wetlands Inventory	1972	2010

UTM GRID AND 2019 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

UTM Zone	UTM Grid	2019 Magnetic North Declination
17R	02	11.8750°



CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program 85 Topic Product Standard.



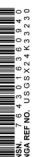
1	2	3
4	5	6
7	8	9

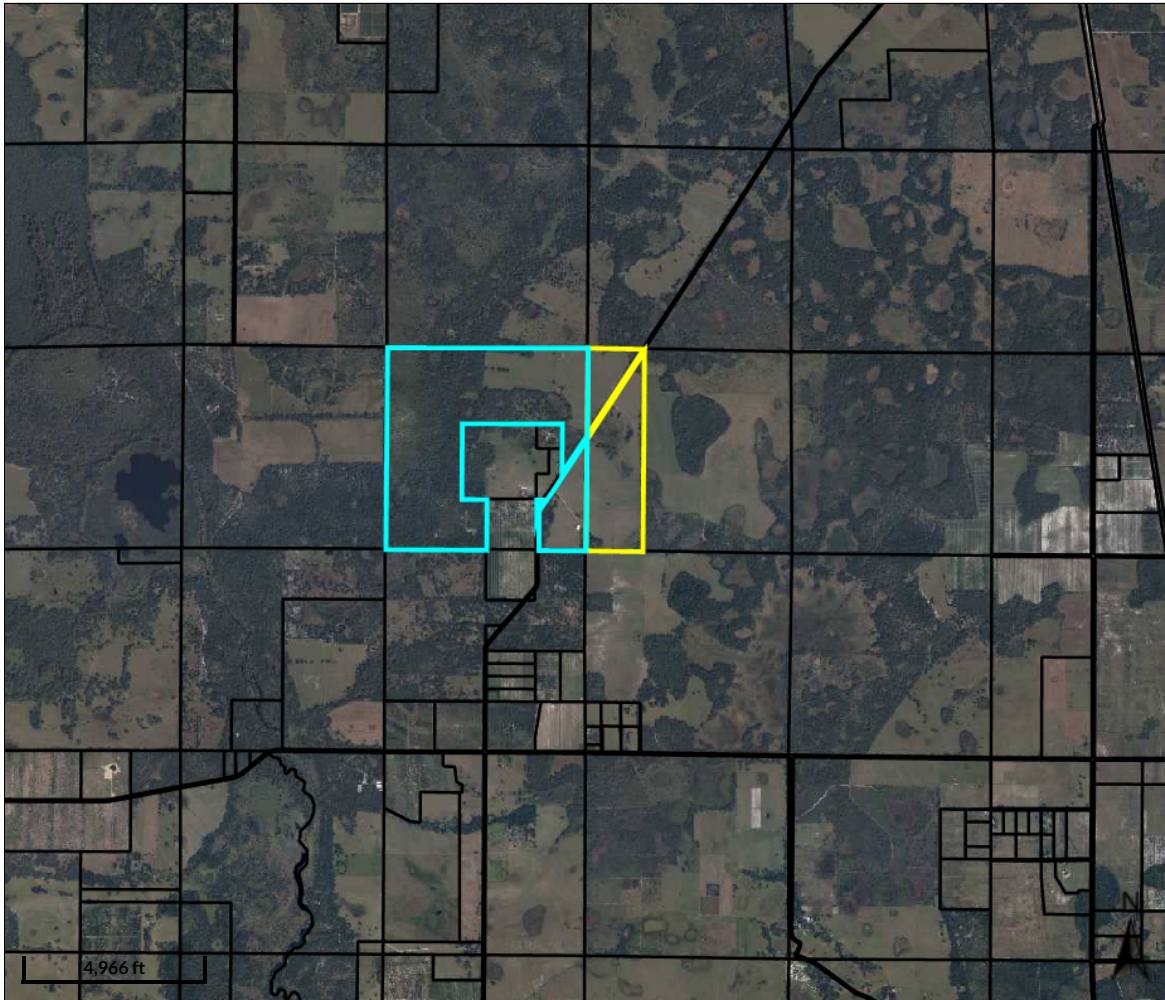
ADJOINING QUADRANGLES

ROAD CLASSIFICATION

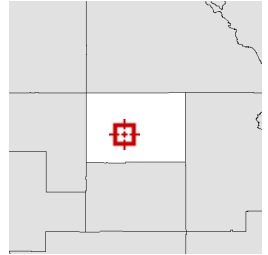
Expressway	Secondary Hwy	Ramp	Local Connector	Local Road	US Route	State Route
Thick red line	Thin red line	Blue line	Thin black line	Thin black line	Thick black line	Thin black line

ONA, FL
2021





Overview



Legend

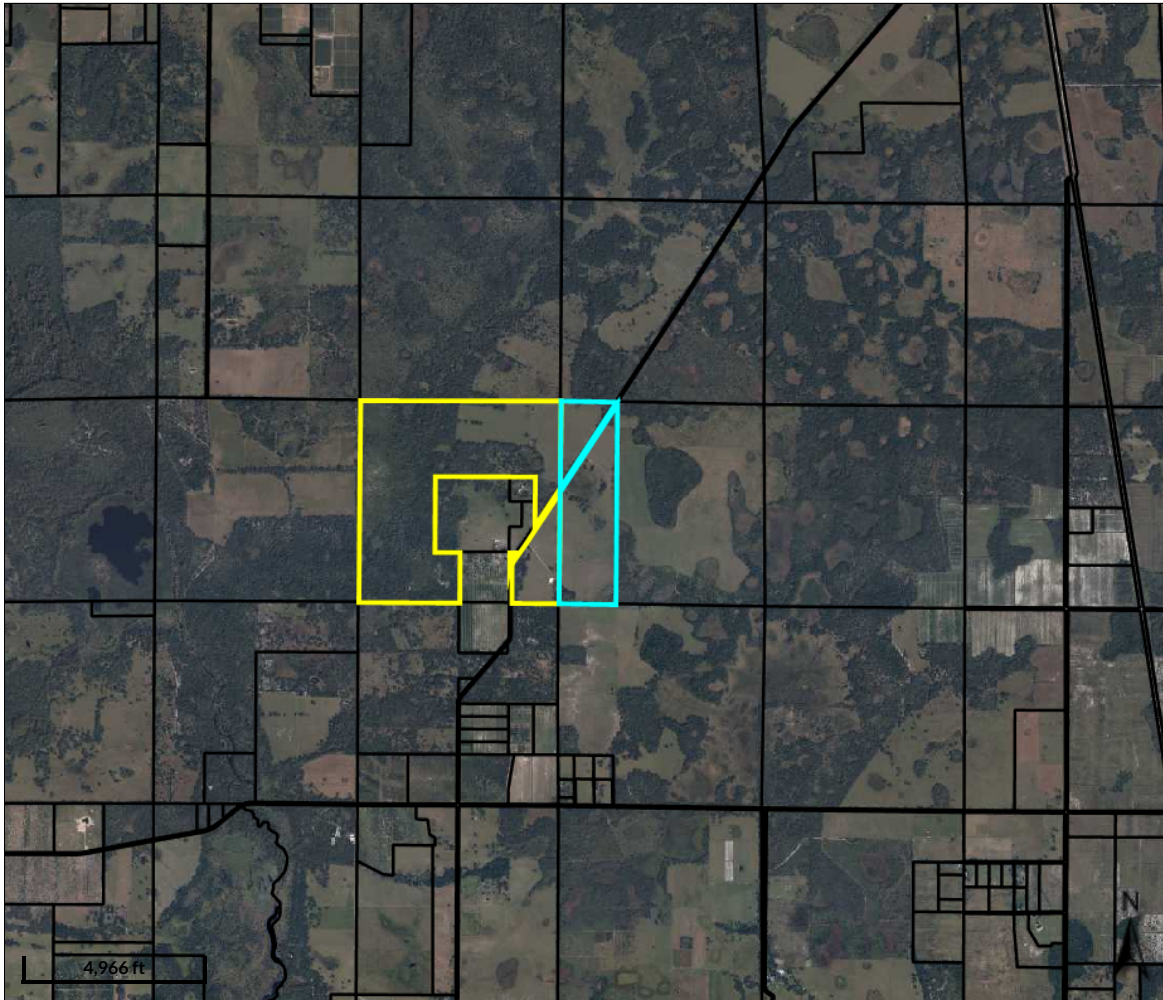
- Parcels
- Roads

Parcel Number	13-35-23-0000-01250-0000	Building Value	\$0	Just Value	\$2,575,890	Last 2 Sales			
Alternate ID	499	Misc Value	\$25,891	Assessed Value	\$80,971	Date	Price	Vacant	Qual
Mailing Address	LUDWIG LAND LLC	Land Value	\$0	Exempt Value	\$0	1/29/2011	\$100	Y	U
	2648 64TH STREET N	Ag Land Value	\$55,525	Taxable Value	\$80,971	12/29/2009	\$100	Y	U
	ST PETERSBURG, FL 33710	Ag Market Value	\$2,550,000						
Property Usage	PASTURE CLS2								

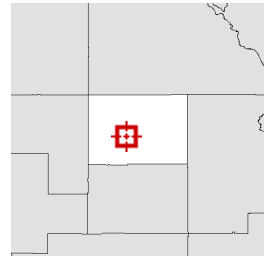
Date created: 4/11/2025

Last Data Uploaded: 4/11/2025 10:36:57 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

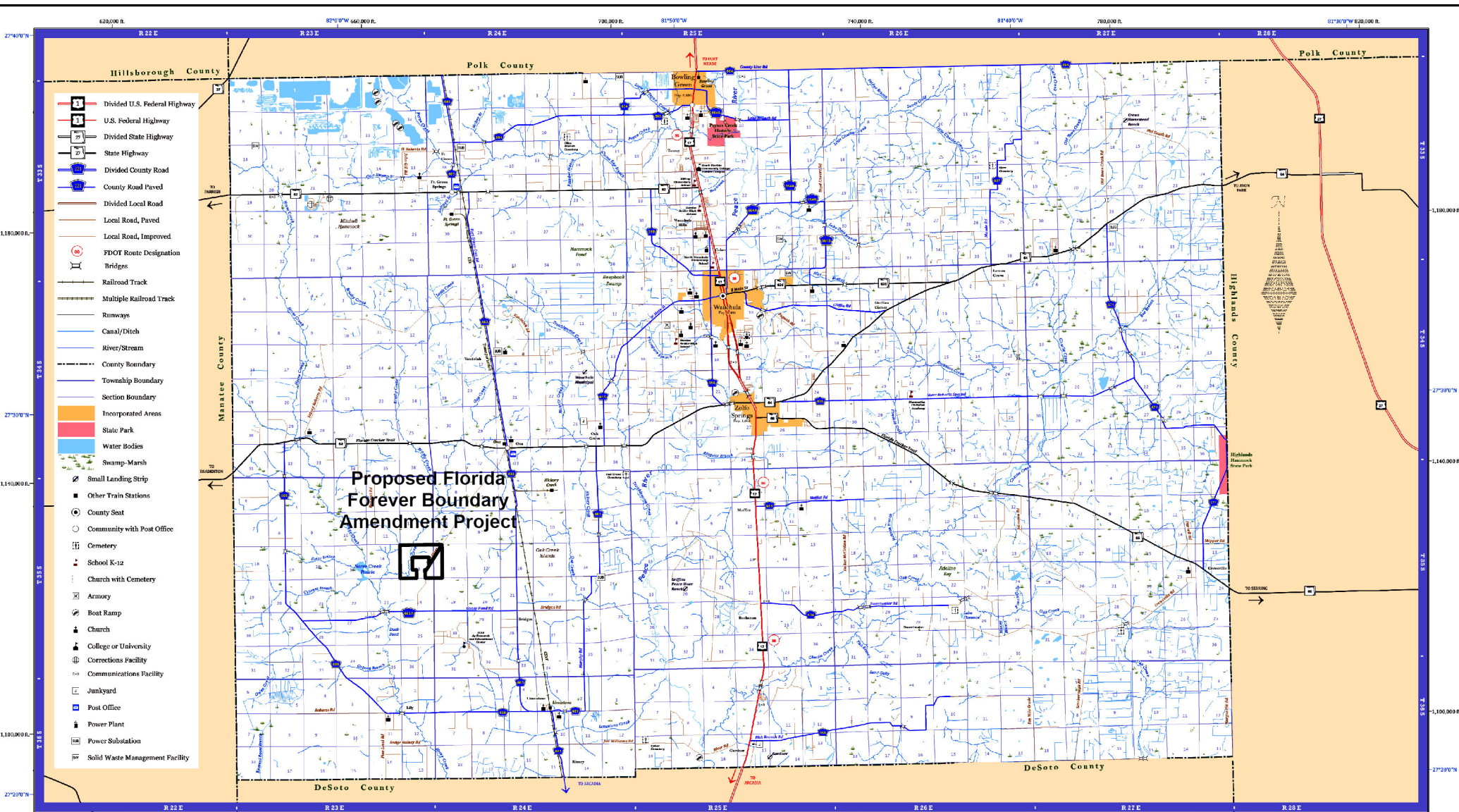
- Parcels
- Roads

Parcel Number	18-35-24-0000-02410-0000	Building Value	\$0	Just Value	\$1,023,200	Last 2 Sales			
Alternate ID	2106	Misc Value	\$0	Assessed Value	\$41,186	Date	Price	Vacant	Qual
Mailing Address	LUDWIG LAND LLC	Land Value	\$0	Exempt Value	\$0	1/29/2011	\$100	Y	U
	2648 64TH STREET N	Ag Land Value	\$41,186	Taxable Value	\$41,186	12/29/2009	\$100	Y	U
	ST PETERSBURG, FL 33710	Ag Market Value	\$1,023,200						
Property Usage	PASTURE CLS2								

Date created: 4/11/2025

Last Data Uploaded: 4/11/2025 10:36:57 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



This map was compiled from a variety of Federal, State, and local data sources, Florida Department of Transportation (FDOT) aerial photography compiled on January 2011, 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 Navteq North America, LLC, and is Copyright 2012, Navteq North America, LLC.

The railroad stations on this map do not necessarily denote the presence of a depot or like 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 Hardee County was 97751.

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.

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For the price and availability of this map, contact Maps and Publications, Florida Department of Transportation, Tallahassee, FL 32399-0630. Phone (850) 614-6050.

General Highway Map Hardee County Florida

Prepared by the
Surveying and Mapping Office
State of Florida
Department of Transportation
January 2014
Copyright Florida Department of Transportation 2014

