

Hall Ranch

Charlotte County

Partnerships

Purpose for State Acquisition

Inland from the rapidly growing coast of southwest Florida are expanses of ranchland still in essentially natural condition. By adding some of this ranchland to the Babcock-Webb Wildlife Management Area, the Hall Ranch project will help preserve a corridor of natural land - slash pine flatwoods, marshes, and cypress swamps - from Charlotte Harbor to Telegraph Swamp, protect habitat for Florida black bear, and enlarge the area in which the public can hunt, hike, and camp.

Manager

Fish and Wildlife Conservation Commission (FWC).

General Description

Hall Ranch, adjacent to Babcock-Webb Wildlife Management Area, includes good quality South Florida slash pine flatwoods and depression marshes, with a few other natural communities. The area is more significant for rare animals like black bear than for plants (no rare plants are known). It includes part of Shell Creek (the water supply for Punta Gorda) and the head of the important Telegraph Swamp.

No archaeological sites are known. The area is vulnerable to development and conversion to intensive agriculture; since development pressures are low, endangerment is moderate.

Public Use

This project qualifies as a wildlife management area, with uses such as hunting, various sorts of trails, camping, and picnicking, among other activities.

Acquisition Planning

This project is at negotiated impasse because negotiations on the essential or core parcel have been

unsuccessful and have reached an impasse (or the owners are not willing to consider a sale to the state). This project consists of one major owner—the Hall Ranch Corporation. The essential parcel is the Hall ownership south of State Road 74. There are multiple small ownerships scattered throughout the Hall ownership north of SR 74. This project was ranked for the first time in December, 1996.

On April 6, 2001, the Council transferred this project to the “B” Grouping. On December 9, 2011 ARC placed this project in the Partnerships and Regional Initiatives category.

On December 9, 2011, this project was placed in the Partnerships category of Florida Forever projects.

Coordination

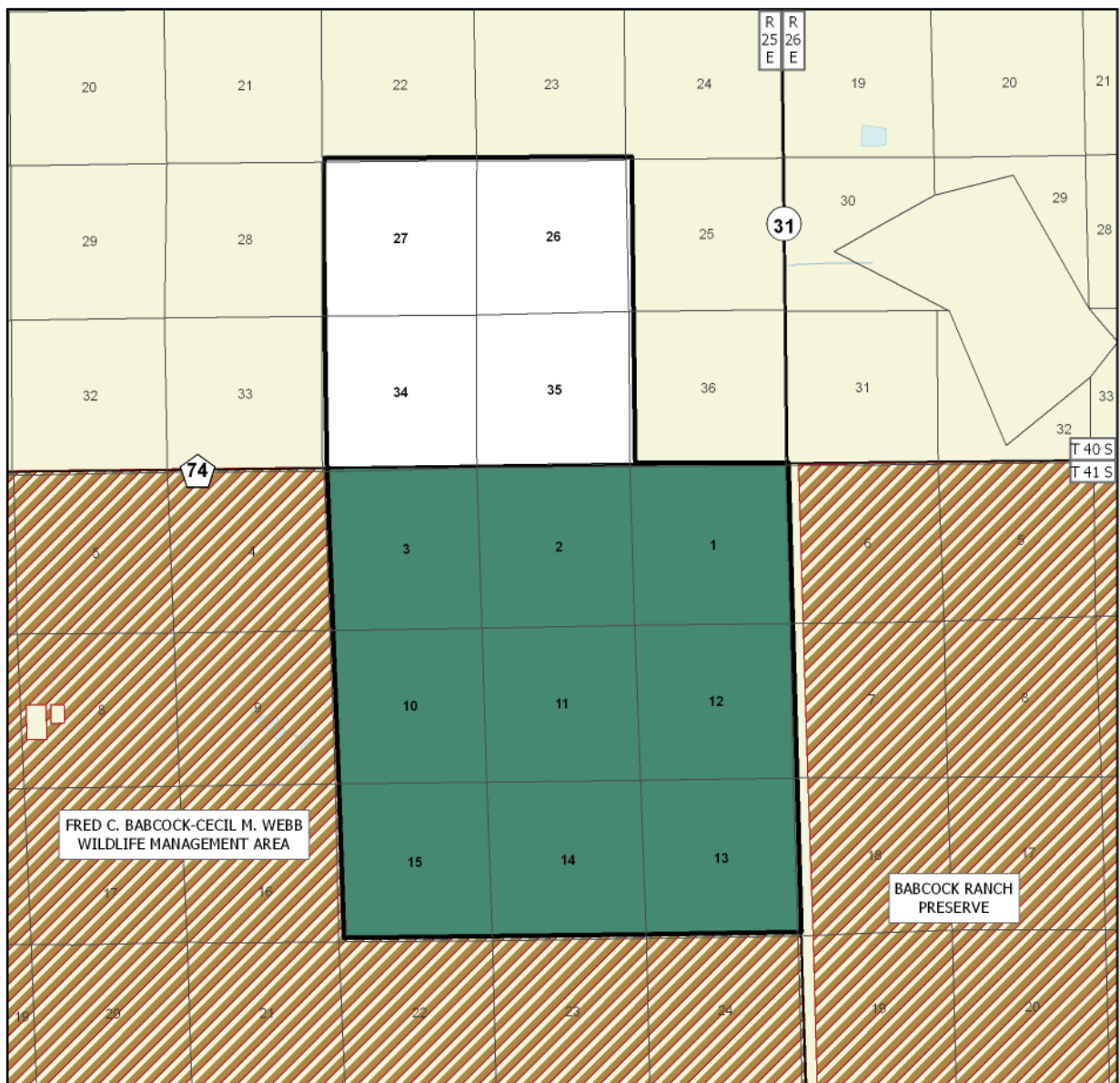
The FWC is considered an acquisition partner on this project.

Management Policy Statement

The primary objective of management of the Hall Ranch project is to preserve and restore the mosaic of pine flatwoods, hammocks, and wetlands between the Babcock-Webb Wildlife Management Area and Telegraph Swamp. Achieving this objective will provide a refuge for threatened animals like the Florida black bear and red-cockaded woodpecker, preserve an area of natural lands extending from Charlotte Harbor to Telegraph Swamp, and, by expanding the wildlife management area, provide the public with a large area for natural-resource-based recreation. The project should be managed under the multiple-use concept: management activities should be directed first toward preservation of resources and second toward integrating

Hall Ranch FNAI Elements	
Florida Black Bear	G5T2/S2
Crested Caracara	G5/S2
Sherman's Fox Squirrel	G5T3/S3
3 rare species are associated with the project	

Placed on List	1997
Project Area (GIS Acres)	8,519
Acres Acquired (GIS)	0
at a Cost of	\$0
Acres Remaining (GIS)	8,519
Estimated (Tax Assessed) Value of	\$4,997,720



HALL RANCH

CHARLOTTE COUNTY

-  Florida Forever BOT Project Boundary
-  Essential Parcel(s) Remaining
-  State Owned Lands



FEBRUARY 2010

carefully controlled consumptive uses such as hunting and timber harvesting. Managers should control access to the project; limit public vehicles to one or a few main roads; thoroughly inventory the resources; restore the hydrological disturbances; burn fire-dependent pine flatwoods in a pattern mimicking natural lightning-season fires, using natural firebreaks or existing roads for control; reforest pine plantations with original species; strictly limit timbering in old-growth stands; and monitor management activities to ensure that they actually preserve resources. Managers should limit the number and size of recreational facilities, ensure that they avoid the most sensitive resources, and site them in already disturbed areas when possible. The project includes much of the undeveloped land between the Babcock-Webb Wildlife Management Area and Telegraph Swamp and consequently has the size and location to achieve its primary objective.

Management Prospectus

Qualifications for state designation The Hall Ranch project has the resource diversity to qualify as a wildlife management area and will provide the public with a large tract for activities such as hunting, fishing, hiking and wildlife observation.

Manager The FWC is recommended as Manager.

Conditions affecting intensity of management The Hall Ranch proposal generally includes lands that will require moderate to intensive resource management including frequent fire, roller chopping and some timber management to open the thicker pine stands. The primary management needed for the perpetuation of the natural communities on the area would involve continuing the frequent fire regime already established and control of human access. Additional management projects will involve gradual restoration of improved pasture and agricultural fields into native habitat. On portions of existing disturbed areas, native and nonnative agronomic plantings may be used to benefit both game and nongame wildlife on the area and to promote special hunting and wildlife viewing opportunities for the general public. Development of facilities, as on all wildlife management areas, would be kept to the minimum level necessary to assure quality recreational experience for those members of the public interested in less infrastructure and other disturbance factors.

Timetable for implementing management and provisions for security and protection of infrastructure During the first year after acquisition, emphasis will be placed on site security, posting boundaries, public access, fire management, resource inventory and removal of existing refuse. A conceptual management plan will be developed by the FWC,

describing the goals and objectives of future resource management. Long-range plans will stress ecosystem management and protection and management of threatened and endangered species. Essential roads will be stabilized to provide all weather public access and management operations. Programs providing multiple recreational uses will be implemented. An all-season prescribed burn management plan will be developed and implemented with conventional and biologically acceptable guidelines. Management activities will strive to manage natural plant communities to benefit native wildlife resources. Timber resources include pine flatwoods (62 percent), cypress domes/strands (4 percent) and xeric hammock (2 percent). Where appropriate and practical, these resources will be managed using acceptable silvicultural practices as recommended by the Florida Forest Service. Environmentally sensitive areas will be identified and appropriate protective measures will be implemented to those areas. Unnecessary roads, fire lanes and hydrological disturbances will be abandoned or restored as practical. Minimal infrastructure development will be required to allow public access, provide facilities for the public, and provide security and management of the property.

Revenue-generating potential About 62 percent of the Hall Ranch consists of pine flatwoods that could be managed to offset operational costs. Future revenue from timber resources will depend on successful reforestation and management of already existing pine stands. Another revenue source would include cattle grazing which would help reduce fuel loads and provide fire line maintenance by the lessee. Additional revenue would be generated from sales of hunting licenses, fishing licenses, wildlife management area stamps and other special hunting stamps and other user fees.

Cooperators in management activities The FWC will cooperate with other state and local government agencies in managing the area.

Edited March 26, 2015

1997 Management Cost Summary/FWC

Category Fund Source	Startup CARL/SGTF	Recurring CARL/SGTF
Salary	\$59,415	\$59,415
OPS	\$5,000	\$5,000
Expense	\$32,000	\$32,000
OCO	\$48,128	\$0
FCO	\$0	\$0
TOTAL	\$139,543	\$86,415