

**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 Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding 1,000 acres or 10% of the original project acreage or \$2,000,000 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 (Rule [18-24.005](#), Florida Administrative Code). Refer to 18-24.001(2)(v), F.A.C. for the definition of "tax assessed value."

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

Property Proposed for Boundary Amendment: J Bar C Ranch

Name/Affiliation Proposing Amendment: NWRA/FCG/Common Ground

Mailing Address: 609 POINCIANA RD NOKOMIS FL 34275-3940
Street City State Zip

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

Please note: Applications for boundary amendments must be submitted at least 30 working days prior to a scheduled meeting of the ARC. 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 preferred) to the email address below. Alternate formats such as a CD or USB drive may also be sent via mail. Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11" x 17". The Florida Forever Goals, Performance Measures and Criteria can be accessed on our [website](#). Applicants may also consult the Florida Natural Areas Inventory [Conservation Lands map](#) to view current Florida Forever project boundaries and to ensure the proposed parcel(s) are not already within an approved project boundary.

SUBMIT COMPLETE APPLICATIONS TO:

FloridaForever@FloridaDEP.gov

Or by mail to:

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

Visit our [website](#) for more information.

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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.

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) of the real property described below, in Manatee County, Florida.

Property/project name: J Bar C Ranch

Name/Affiliation of Authorized Representative: Florida Conservation Group

Mailing Address: 609 POINCIANA RD NOKOMIS FL 34275-3940
Street City State Zip

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

Property information

Section 34 Township 37S Range 22E

Lat/Long 27.208482°, -82.094456°

Acres 996

Parcel identification number(s):

119000209

Landowner Information

Landowner Signature

5-2-2021
Date

Landowner Name (print)

Mailing Address: 4701 Old Rd 37 Lakeland FL 33813
Street City State Zip

Primary Phone: (863) 738-0644 Email: Rob@LandSouthGroup.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

The J Bar C Ranch Florida Forever project is a 996-acre less-than-fee proposal to expand the boundary of the Myakka Ranchlands Florida Forever project. The proposed area is a portion of one irregularly shaped parcel located in the southeastern corner of Manatee county in central Florida. The project's eastern and southern boundaries abut the Desoto and Manatee county lines, respectively. The entrance to the ranch is at the eastern end of Harrison road, which is one mile north of the intersection of state road 72 and Sidell road. This project contains significant ecological values that are surrounded on three sides by lands owned by Mosaic Fertilizer. Expanding the Myakka Ranchlands project here would create an additional buttress for the entire Florida Forever project area as well as the large complex of connected Myakka-area conservation lands from future mining.

The J Bar C Ranch is a major infill opportunity for the Myakka multi-agency landscape conservation project, reinforcing a vital corridor of connected conservation lands between the Myakka and Peace Rivers. Two properties to the south of the ranch have entered into a contract to sell a conservation easement to Sarasota county and two others are working with the county on conservation easement terms. These lands are connected to large conservation lands to the south; acquisition of all will link conservation lands on both sides of highway 72.

The entire J Bar C Ranch project area is classified as a Priority 3 Linkage in the Florida Ecological Greenways Network (FEGN)- a model developed by the University of Florida Center for Landscape Conservation Planning and Florida Department of Environmental Protection. The FEGN identifies the most important wildlife corridors for connecting conservation lands in the state (necessary for wide-ranging species), and it indicates that the J Bar C property is an important part of a still intact corridor connecting the regional landscape from the Myakka River basin to the Peace River and further southwest Babcock Ranch. These lands corridor lands are rich in biodiversity; protection of the J Bar C ranch would conserve lands identified as biodiversity protection areas in the Critical Lands and Waters Identification Project (CLIP), 52 acres of which are classified as priority 1 or 2.

Large areas of protected lands are essential for the survival of species whose individuals have large home ranges, such as the Eastern indigo snake, Florida black bear, and Florida panther. These species will be extirpated from an area if they cannot safely traverse long distances to find sufficient food and/or reproductive opportunities. The J Bar C property contains habitat for all three species and serves as part of a functional corridor providing both connected habitat and movement corridors for wide-ranging and sensitive species found in Sarasota and adjacent and nearby counties to the east and southeast. Corridors between large, protected lands are also vital to connect patches containing populations of species that are rare and imperiled to maintain viable subpopulations across as much of the rural landscape of eastern Sarasota and Manatee County as possible.

The site contains patches of remnant pine flatwoods and soils that historically supported pine flatwoods which could be restored. Existing land cover, including improved pasture, contribute to a functional matrix for many wide ranging and patchily distributed species of wildlife. The pastures on the ranch are not natural habitat for any Florida species, but they function as

acceptable foraging and breeding habitat for several species, including the northern crested caracara, Florida burrowing owl, gopher tortoise, Florida sandhill crane, and southeastern American kestrel. Improved pastures function as important links because they are much safer for wide ranging species such as the eastern indigo snake, Florida black bear, and Florida panther to traverse relative to high intensity cropland, residential and commercial development, and transportation corridors.

Mosaic Fertilizer owns a large swath of land in southern Manatee County, neighboring the J Bar C Ranch property. It is unknown whether they plan to build a phosphate mine in this location, but it has been identified as a mineable area by the Bureau of Mines and Reclamation. These properties contain abundant native ecosystems whose functions, aesthetics, and ecosystem services would be lost if they mined. The Desoto mine is another Mosaic phosphate mine that is in development on lands less than two miles to the east of the J Bar C ranch.

The Manatee county tax assessed value of the entire 1,572-acre J Bar C parcel (119000209) is \$977,428. This figure includes areas that the landowners are unable to add to Florida Forever. The 996 acres of this parcel that they are able to add as a Florida Forever project would have a substantially lower tax assessed value.

A.2 General Characteristics

A.2.1 Physical

The J Bar C Ranch project is made up of lands within one parcel that has a highly irregular shape. It can be viewed as two blocks of land of roughly equal area that are offset from each other, but connected by a thin strip. It is positioned in the Big Slough basin of the Lower Myakka Watershed. The property slopes slightly from an elevation nearing 60ft in the east to approximately 30ft in the west along. Sandy, poorly drained mesic flatwoods soils (average depth to seasonal high water table ≥ 6 inches) underlay approximately half of the site while mucky and sandy wetland soils (average high water is at or above the surface) underlay the other half the project. A manmade canal connects wetlands in the north eastern block to the land in the southwestern block, and continues west to join the Big Slough Canal just over 1.5 miles west of the project site.

A.2.2 Natural and Biological Resources

Wildlife

The J Bar C project contains habitat for numerous species of wildlife, several of which are imperiled. It is positioned in an area of the state where many rare, endemic, and protected species occur and contains vegetative communities that can provide habitat to buttress their populations. An informal FNAI list of those rare, and federal and state listed species which have the potential to occur on or near the J Bar C Ranch can be found in Appendix 2.

The most likely federally protected species to occur on the J Bar C project are those that inhabit pastures, pine forests, flatwoods, and bottomland habitats. The federally threatened northern crested caracara (*Caracara cheriway*) is common in this area and prefers habitat similar to those found on site for nesting. The wide-ranging Eastern indigo snake (*Drymarchon couperi*), a federally threatened species, has been documented on neighboring property. The site is within

the foraging territory for two colonies of federally threatened wood storks (*Mycteria americana*). Though the data are dated, telemetry has documented a Florida Panther (*Puma concolor coryi*) on the adjacent property. At least 5 bald eagle (*Haliaeetus leucocephalus*) nests have been documented within five miles of the property.

Several rare species that are protected as threatened species by the state of Florida are also likely to occur on the J Bar C Ranch. The gopher tortoise (*Gopherus polyphemus*), Florida burrowing owl (*Athene cunicularia floridana*), Florida sandhill crane (*Grus canadensis pratensis*), osprey (*Pandion halieatus*), southeastern American kestrel (*Falco sparverius paulus*), little blue heron (*Egretta caerulea*), roseate spoonbill (*Platalea ajaja*), and tricolored heron (*Egretta tricolor*) all occur in this area and have been found in habitats like those on the property. Though no longer listed as state-threatened, Florida black bears (*Ursus americanus floridanus*) have been documented on the site.

1.1 Vegetative Communities

Land cover on the J Bar C Ranch is generally composed of mesic pasture and flatwoods, with pockets of wetlands and wetland forests. For the purposes of this analysis, we use the Florida Natural Area's Inventory Cooperative Land Cover (CLC version 3.4) data to classify the land cover on the site. A land cover map is attached to show all CLC data, but only those land covers that occupy a distinct area larger than five acres are described below.

1.1.1 Improved Pasture (411 acres)

The most abundant land cover on the property are pastures that have been converted to monocultures of bahiagrass for cattle forage. These communities occur on several disjunct patches over poorly drained mesic soils in the Eugaullie and Myakka series. Despite the lack of dense cover and plant diversity, improved pastures do have limited potential to provide habitat for northern crested caracara (*Caracara cheriway*), gopher tortoise (*Gopherus polyphemus*), Florida sandhill cranes (*Grus canadensis pratensis*), southeastern American kestrel (*Falco sparverius paulus*), burrowing owl (*Athene cunicularia floridana*), and swallow-tail kite (*Elanoides forficatus*).

The improved pasture on J Bar C is potential habitat for the gopher tortoise, Florida burrowing owl, Florida sandhill crane, crested caracara, and southeastern American kestrel.

1.1.2 Mixed Hardwood-Coniferous (238 acres)

Stands of mixed hardwoods interspersed with slash pine occur as corridors and patches bisecting the improved pastures and fringing the wetland areas across the site. These communities have a well-developed canopy of live oak, laurel oak, slash pine, and cabbage palm, an understory dominated by saw palmetto, blackberry, palms and ferns, and little to no ground cover. This community can potentially provide habitat for red-cockaded woodpecker, Florida panther, Eastern indigo snake, Florida black bear, and Sherman's fox squirrel.

1.1.3 Wet Prairie (174 acres)

The grassy fringes of several of the isolated marshes occurring throughout the ranch are

classified as wet prairie. These areas are grass and forb wetlands occurring on very poorly drained and frequently ponded Floridana fine sands soils. Wet prairies are dominated by bahiagrass and other herbaceous vegetation such as soft rush (*Juncus effusus*), milk wort (*Polygala* sp.), maidencane (*Panicum hemitomin*), beaksedge (*Rhynchospora* spp.), and blue maidencane (*Amphicarpum muehlenbergianum*). Wet prairies provide potential habitat for northern crested caracara, southeastern American kestrel, Florida sandhill cranes, and wading bird species snowy egret (*Egretta thula*), little blue heron (*Egretta caerulea*), black-crowned night-heron (*Nycticorax nycticorax*), yellow-crowned night-heron (*Nyctanassa violacea*), glossy ibis (*Plegadis falcinellus*), and white ibis (*Eudocimus albus*).

1.1.4 Marshes (130 acres)

Herbaceous freshwater marshes are found throughout the ranch. These systems take two forms: isolated wetlands throughout the pastures and mesic forests; and three large marshes located in the northern block and appear to have been hydrologically connected to each other in the past. They have very poorly drained, mucky, and/or depressional soils that are frequently flooded and support herbaceous emergent aquatic plant species. Species common to these marshes are arrowhead (*Sagittaria* spp.), pickerelweed (*Pontederia cordata*), water lily (*Nymphaea* spp.), and alligator flag (*Thalia geniculata*). These wetlands also provide habitat for the American Alligator, eastern indigo snake (*Drymarchon couperi*), and the state listed wading birds snowy egret, little blue heron, glossy ibis, and white ibis.

1.1.5 Mixed Wetland Hardwoods (16 acres)

Mixed wetland hardwoods occur in small patches on the forested fringe on a few wetlands. This forest class is shown to occur on the driest edge of the sandy, frequently ponded wetland soils, so it is composed of species indicative of wetlands as well as upland species that are tolerant of occasional inundation. They form a moderate canopy of slash pine, water oak (*Quercus nigra*), laurel oak, sweetbay (*Magnolia virginiana*), red maple (*Acer rubrum*), and cabbage palm. The understory is dominated by saw palmetto, gallberry, and blackberry, with smaller palms and ferns, but little to no ground cover. Other common plants in this community include wax myrtle, dahoon holly, sweetgum, American beautyberry, poison ivy, Virginia creeper, and trumpet vine. This is also a habitat that can support the Sherman's fox squirrel, Florida panther, Florida black bear, and Florida state-listed wading birds listed above.

1.1.6 Shrub and Brushland (13 acres)

A linear patch of forest is classified as shrub and brushland but more appropriately fits the definition of Mixed Hardwood-Coniferous Forest described above.

1.1.7 Orchards/Groves (9.6 acres)

This classification is a mapping artifact, as the project area does not contain citrus groves. The edges of a citrus grove off site was incorrectly picked up in the GIS data for this property.

A.2.3 Hydrological Characteristics

A large central canal drains J Bar C ranch; it's lands were historically a large slough system that connected to the larger Big Slough system that flows into the Myakka River and Charlotte Harbor. The isolated wetlands are classified as priority functional natural floodplains, contributing to enhanced water quality, aquifer recharge, flow attenuation, and flood hazard reduction. Significant Surface Waters occur across the entire ranch, with nearly all of this acreage classified as priority 2 or 3 (of 7 classifications). J Bar C Ranch is a priority aquifer recharge area. Its lands are classified as priority 3 and 4 (of 6 categories) in terms of their contribution to groundwater recharge. The central slough and isolated marshes are identified as Priority 4 and 5 rare species habitat conservation priorities in FNAIs Florida Forever Needs assessment, which "prioritizes places on the landscape that would protect both the greatest number of rare species and those species with the greatest conservation need" (FNAI 2020).

Archaeological and Historical Characteristics

Professional archeological or historical surveys have not been conducted, but no known artifacts or structures have been found on the J Bar C site. It is likely that native Americans used the land that is now the J Bar C Ranch, but it is unknown to what extent. No structures of any kind are found on site.

A.3 Recreational activities or other public uses

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

A.4 Known threats or development plans

The J Bar C Ranch is near expanding mining operations and adjacent land is owned by a phosphate mining company. If not placed in conservation, then the most likely future land use will be intensive cultivation and phosphate mining.

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

There are no local resolutions at this time.

A.6 Statement detailing how the project meets criteria and furthers the goals and performance measures of the Florida Forever program

Florida Forever Criteria Met by the J Bar C Ranch project

Subsection (9):

- a) J Bar C Ranch acquisition meets multiple goals in subsection (4), described below.
- b) The acquisition and management of J Bar C Ranch would benefit the quality and quantity of water flowing into the Myakka River and Charlotte Harbor. Under the conservation management plan, agricultural and fertilizer runoff would be limited, and natural vegetation maintained across the site, further buffering the park.
- c) Unknown
- d) Not applicable
- e) The acquisition and management of J Bar C Ranch would further secure the quantity and quality of water Flowing through the Myakka River watershed.

J Bar C Ranch: Attachment A

- f) This property is in the BOMR conceptual phosphate mining area and is surrounded on three sides by lands owned by phosphate companies.
- g) Not Applicable
- h) Appraisals have yet to be performed on J Bar C Ranch, though less-than-fee acquisition of this project will cost significantly less than what a future highest and best use appraisal may conclude.
- i) This project is proposed to be acquired through a less-than-fee conservation easement.
- j) Not applicable

Goals and Performance Measures furthered by J Bar C Ranch

Goal A; Measure 1-2: J Bar C Ranch acquisition furthers this goal and these measures by being a less-than-fee acquisition that contributes to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis as described in sections A.1 and A.2.2 above.

Goal B; Measures 1-3: J Bar C Ranch are identified as a priority in several of the Critical Lands and Waters Identification Project lists. Most notably, J Bar C Ranch has areas classified as priority 1 biodiversity protections, is designated as a priority 2 linkage, and is in a strategic habitat conservation area. 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 significant strategic habitat conservation areas; highest priority conservation areas for Florida's rarest species; as well as significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages; further details of how this protects Florida's rarest species is described in sections A.1 and A.2.2 above.

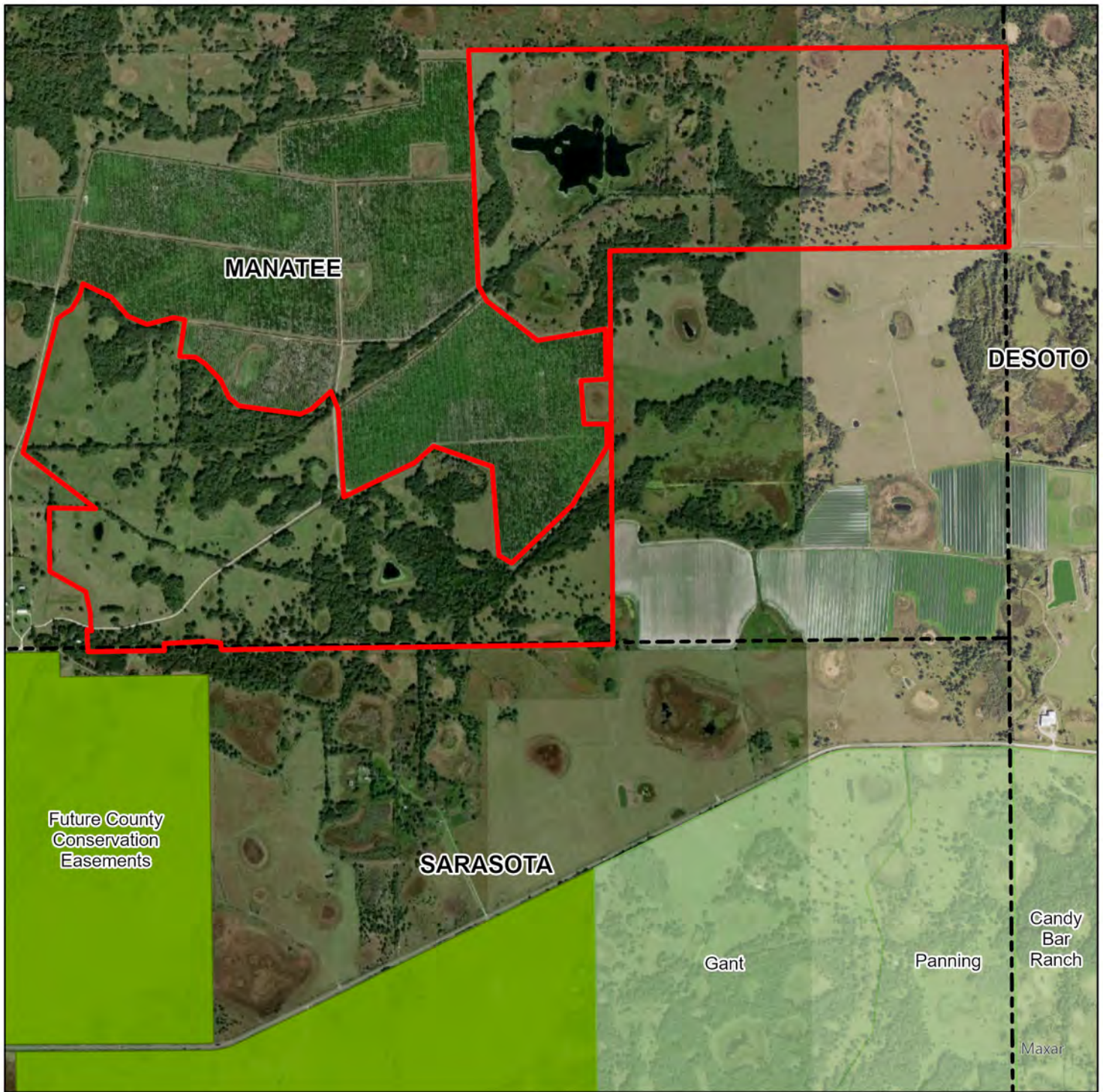
Goal C; Measures 4-6,8: J Bar C Ranch acquisition furthers the protection, restoration, and maintenance of the quality and natural functions of land, water and wetland systems of the state by adding protection to the Myakka area conservation complex. This buffers conservation lands from future mining activities.

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

The J Bar C Ranch Florida Forever project is proposed to be a 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.8 Suggested or proposed land manager.

J Bar C Ranch will continue to be managed by the landowners in accordance with the conditions set forth in the conservation easement.



J Bar C Ranch
Manatee County, Florida
Aerial Map

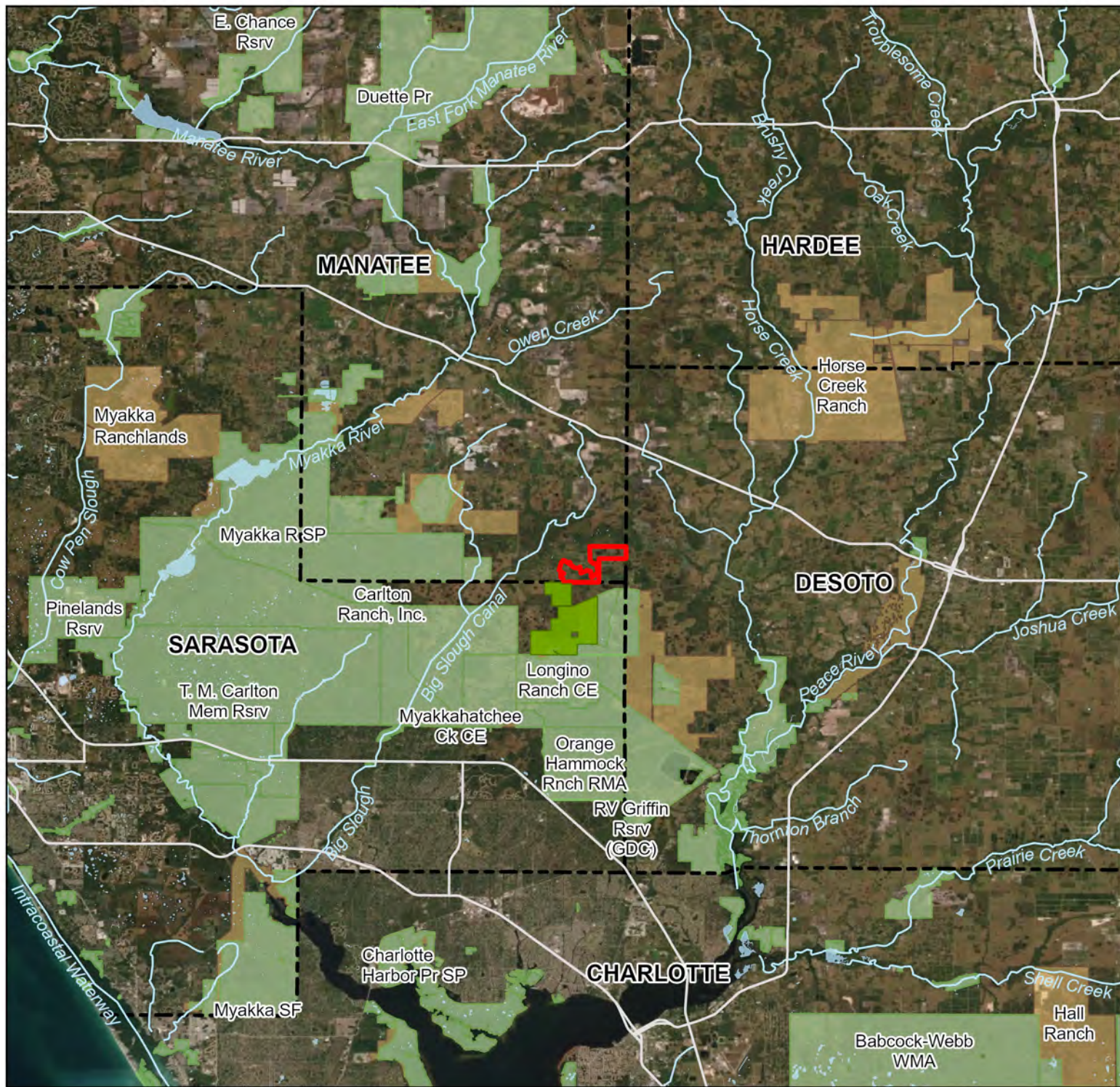
-  J Bar C Ranch (995.7 ac)
-  Future County Conservation Easements
-  Existing Conservation Areas
-  County Boundaries

0 0.3 0.6 Miles



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J Bar C Ranch

Manatee County, Florida
Regional Overview

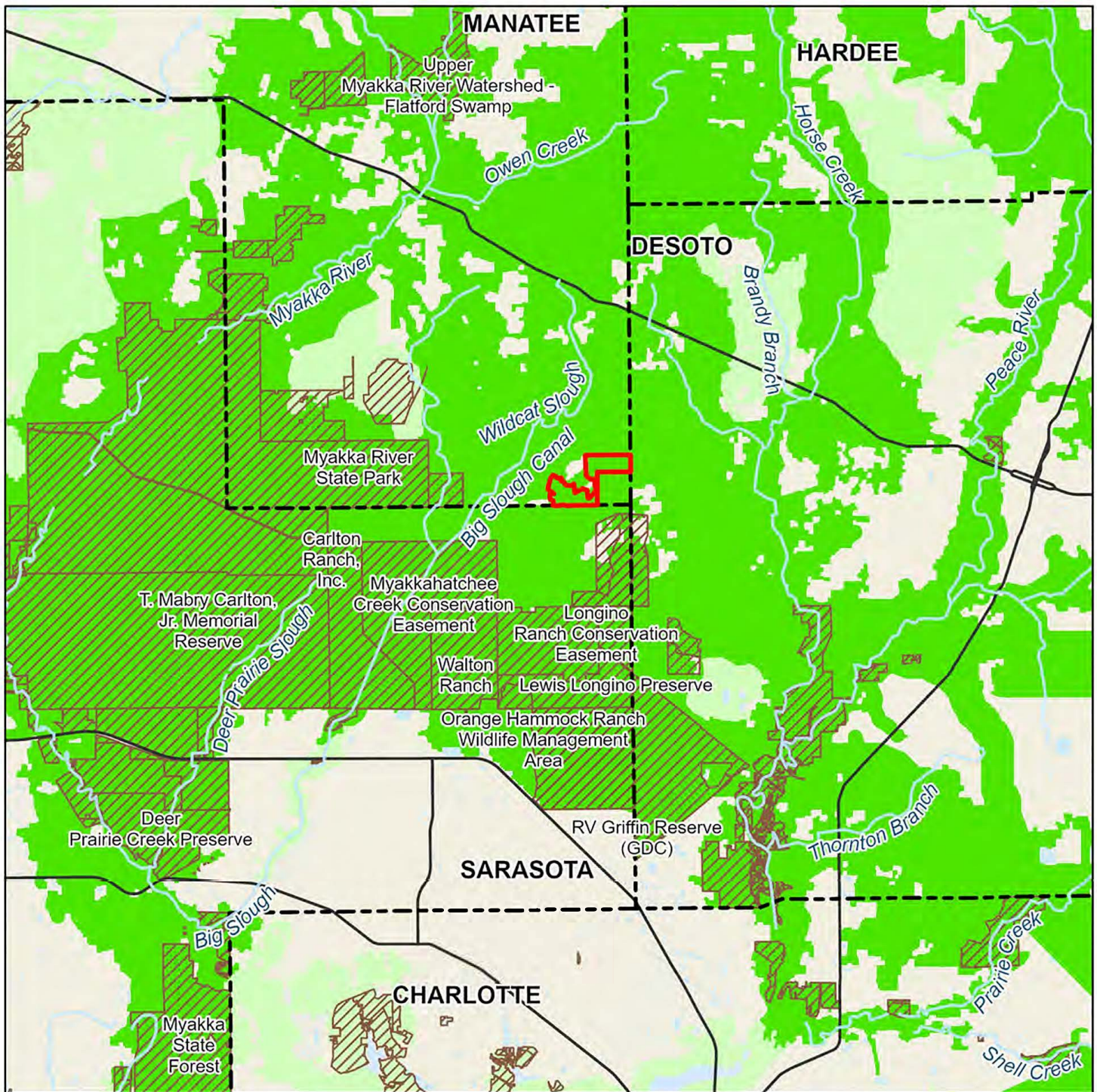
- J Bar C Ranch (995.7 ac)
- Future County Conservation Easements
- Existing Conservation Areas
- Florida Forever Projects
- County Boundary

0 5 10 Miles



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J Bar C Ranch

Manatee County, Florida

Florida Ecological Greenways Network Priorities
Regional Overview Map

- J Bar C Ranch (995.7 ac)
- Existing Conservation Area
- County Boundaries

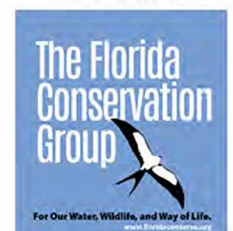
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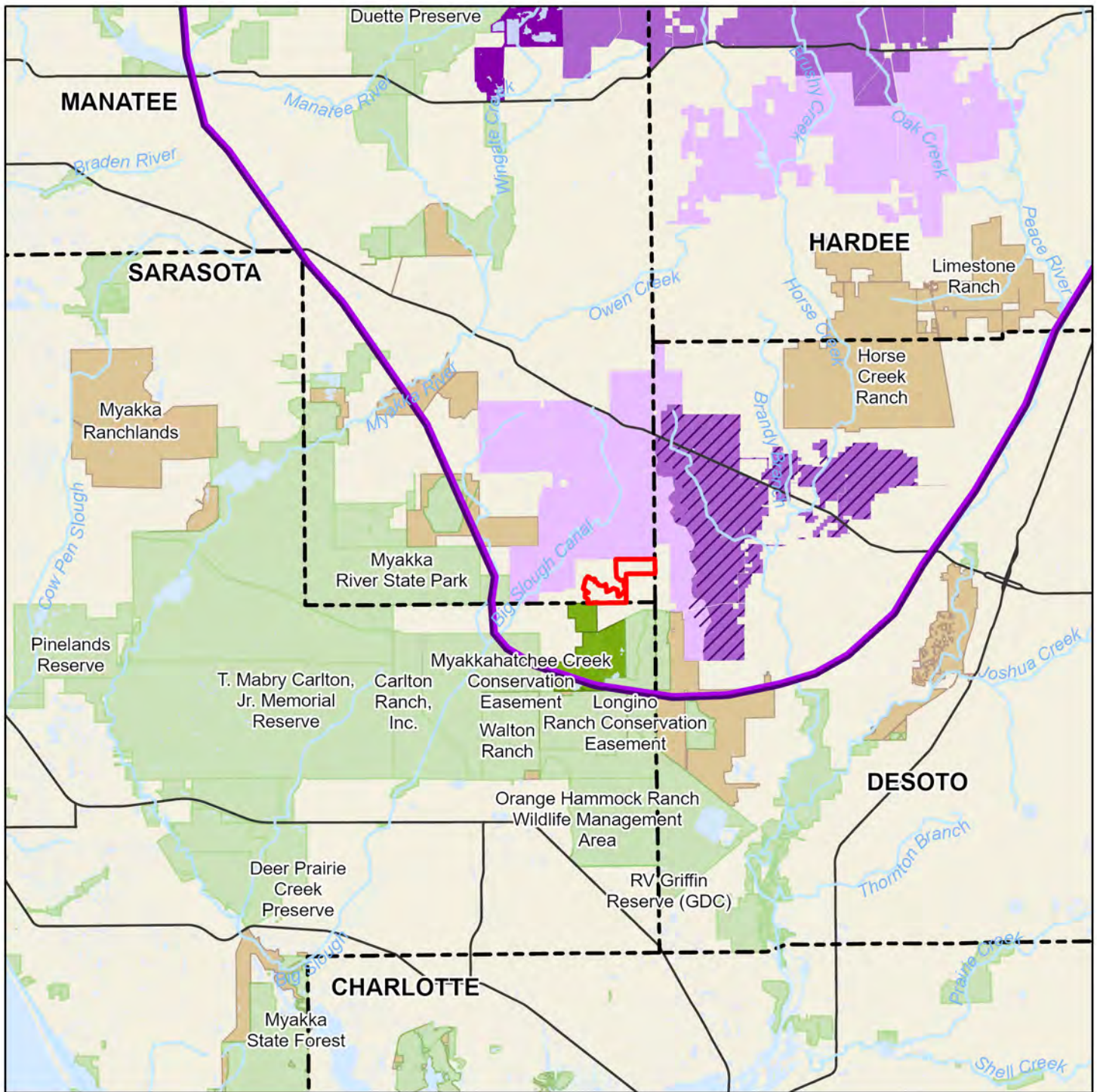


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Florida Ecological Greenways Network Priorities (CLIP 4.02)

- Priority 1 - Critical Linkages
- Priority 2
- Priority 3 (995.7 ac)
- Priority 4
- Priority 5





J Bar C Ranch

Manatee County, Florida
Mining Overview Map

- J Bar C Ranch (995.7 ac)
- Future County Conservation Easements
- Existing Conservation Areas
- Florida Forever Projects
- County Boundaries

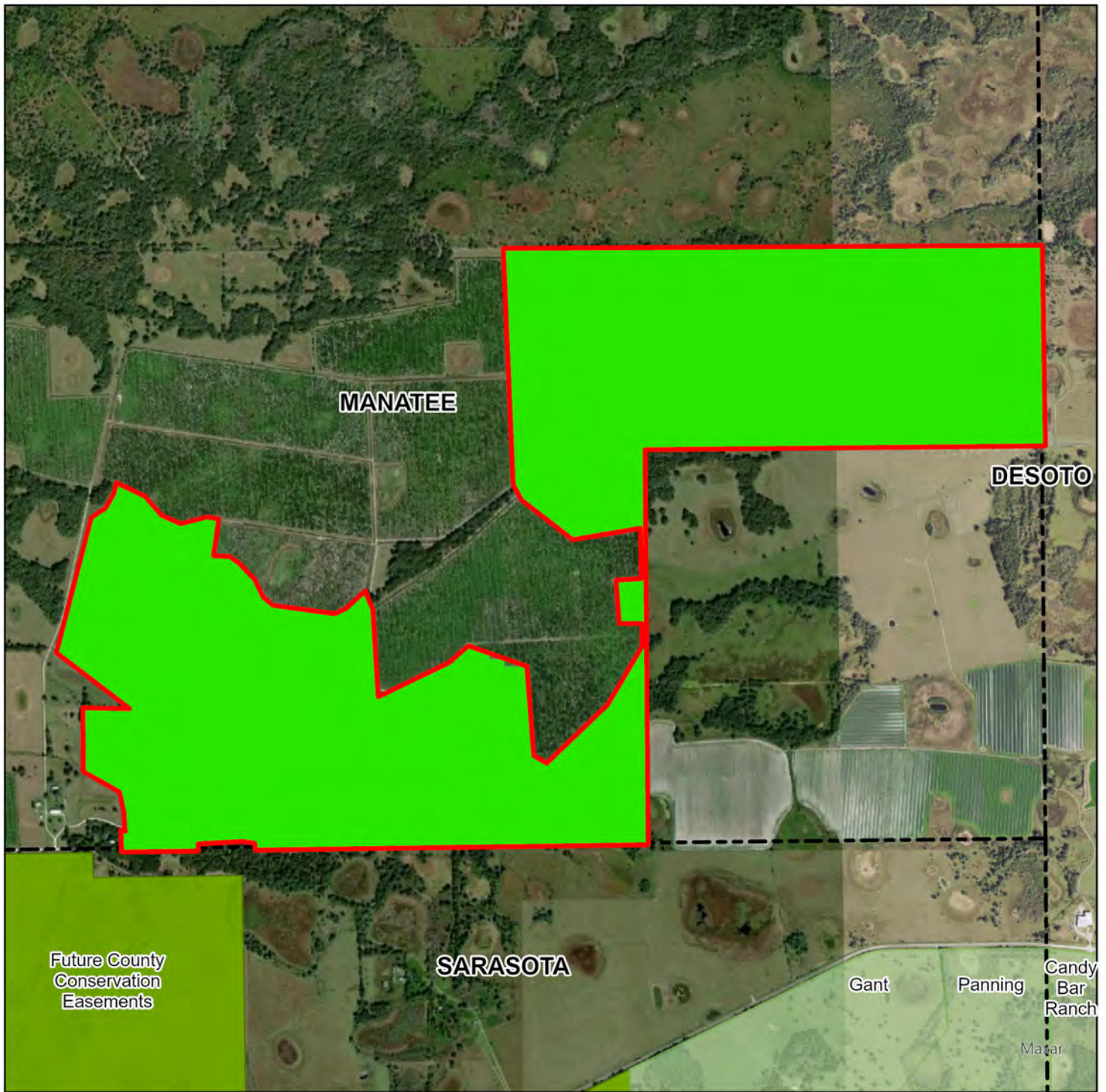
- BOMR Conceptual Minable Area
- Lands Currently Under Mining Permit
- Application or Future Mine Tracts (9/2011)
- Foreseeable Future Mine Project Areas
- Proposed DeSoto Mine

0 5 10 Miles



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J Bar C Ranch Manatee County, Florida

Landscape Protection Priorities

- J Bar C Ranch (995.7 ac)
- Future County Conservation Easements
- Existing Conservation Areas
- County Boundaries

Landscape Protection Priorities (CLIP 4.02)

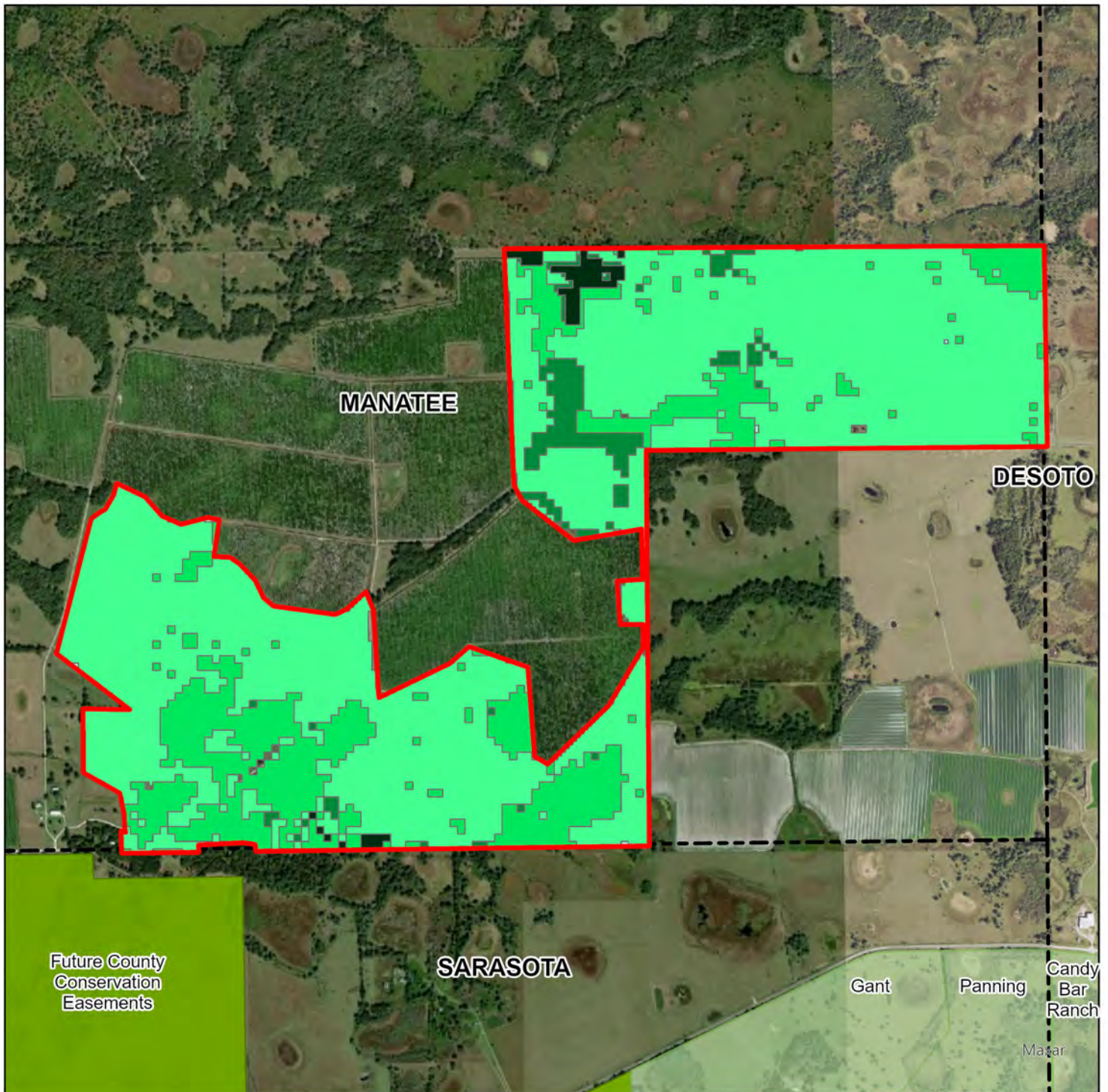
- Priority 3 (995.4 ac)
- Priority 4 (0.3 ac)

0 0.25 0.5
Miles



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J Bar C Ranch

Manatee County, Florida

Biodiversity Protection Priorities

0 0.25 0.5 Miles



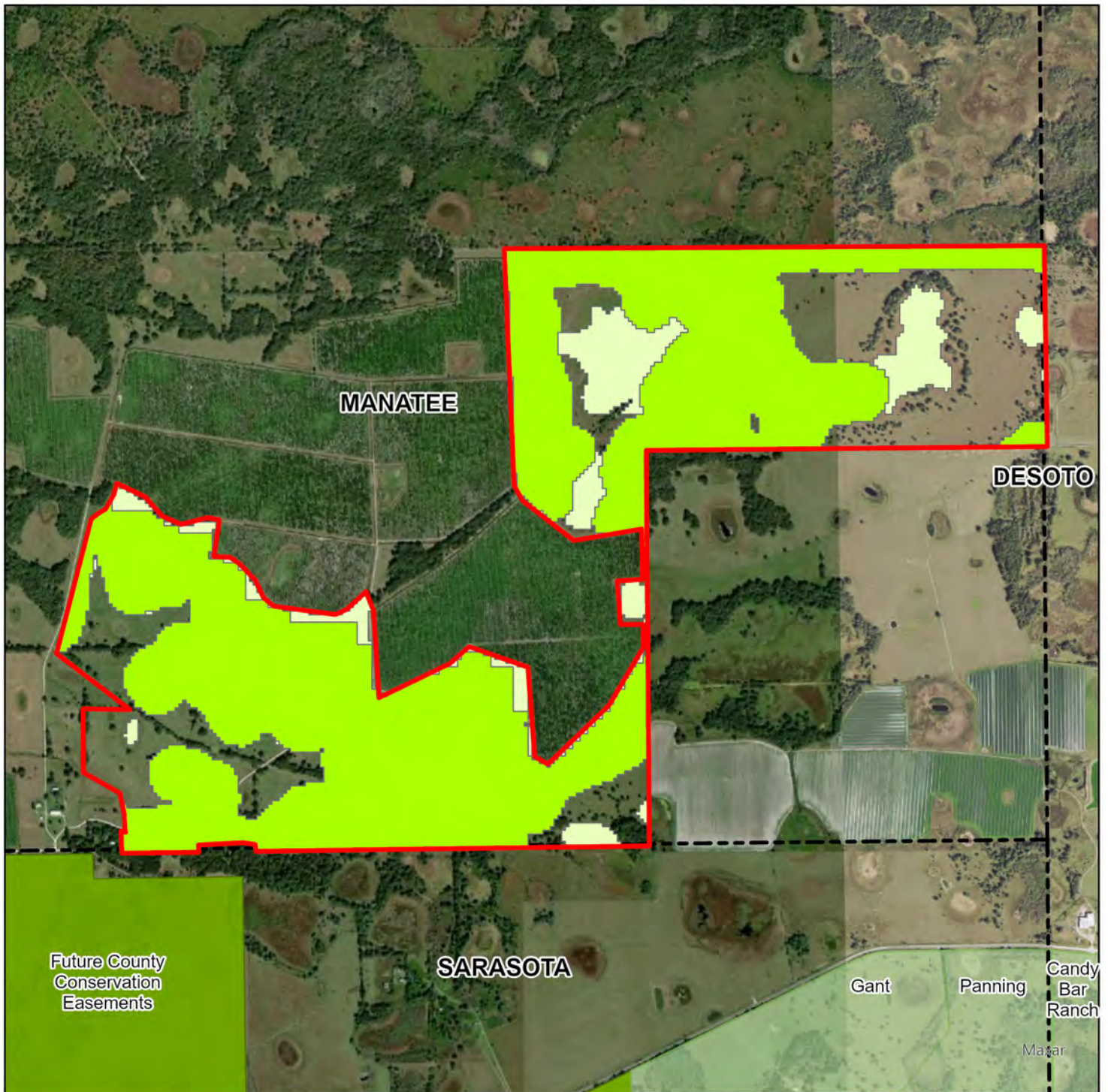
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- J Bar C Ranch (995.7 ac)
- Future County Conservation Easements
- Existing Conservation Areas
- County Boundaries

Biodiversity Protection Priority (CLIP 4.02)

- Priority 1 (highest)(14.8 ac)
- Priority 2 (37.6 ac)
- Priority 3 (202.8 ac)
- Priority 4 (731.3 ac)
- Priority 5 (1.8 ac)





J Bar C Ranch Manatee County, Florida Habitat Protection Priorities

- J Bar C Ranch (995.7 ac)
- Future County Conservation Easements
- Existing Conservation Areas
- County Boundaries

Habitat Protection Priorities (CLIP 4.02 FNAIHAB)

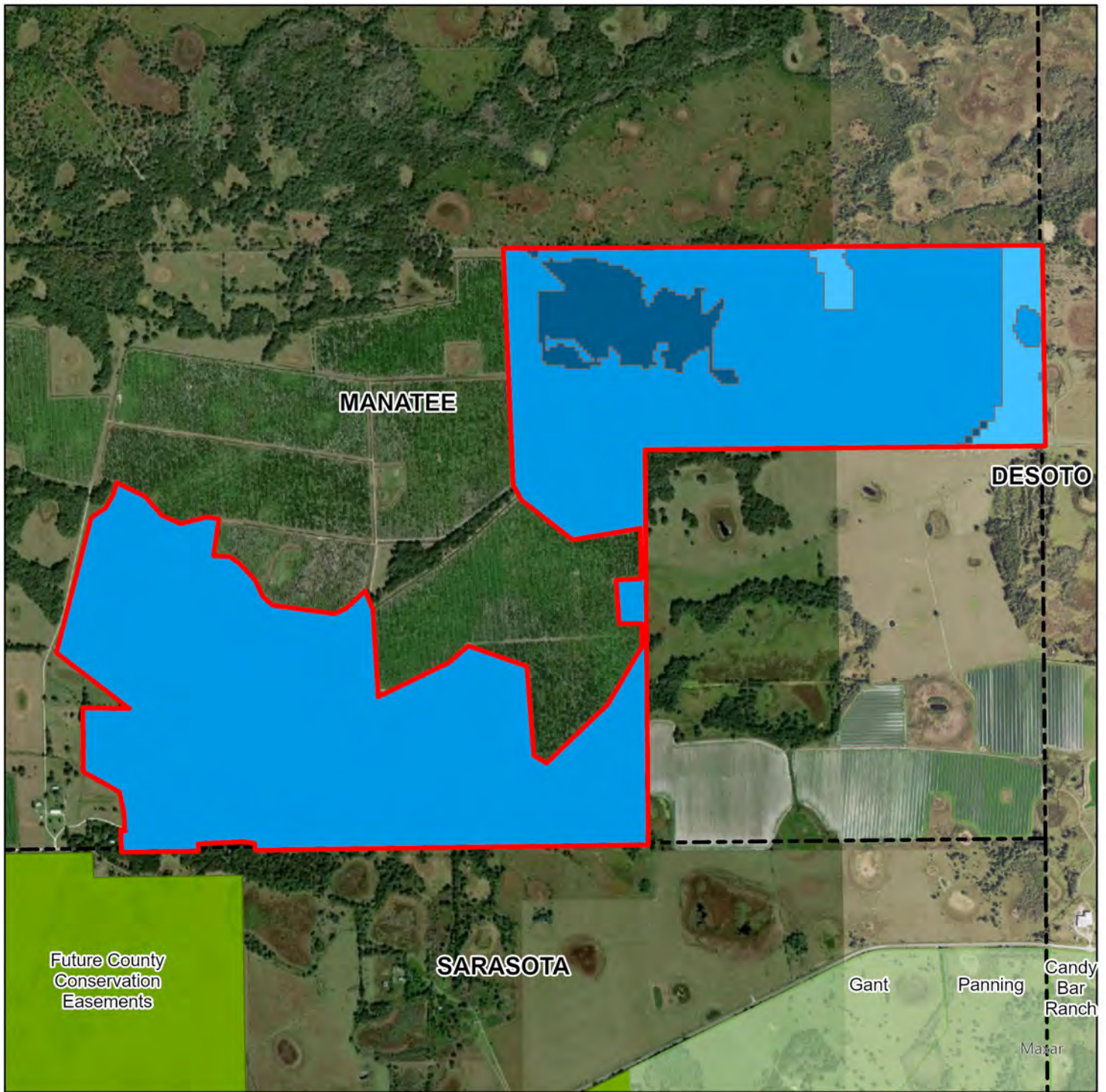
- Priority 5 (654.7 ac)
- Priority 6 (89.0 ac)

0 0.25 0.5
Miles



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J Bar C Ranch Manatee County, Florida Surface Water Protection Priorities

- J Bar C Ranch (995.7 ac)
- Future County Conservation Easements
- Existing Conservation Areas
- County Boundaries

Surface Water Protection Priorities

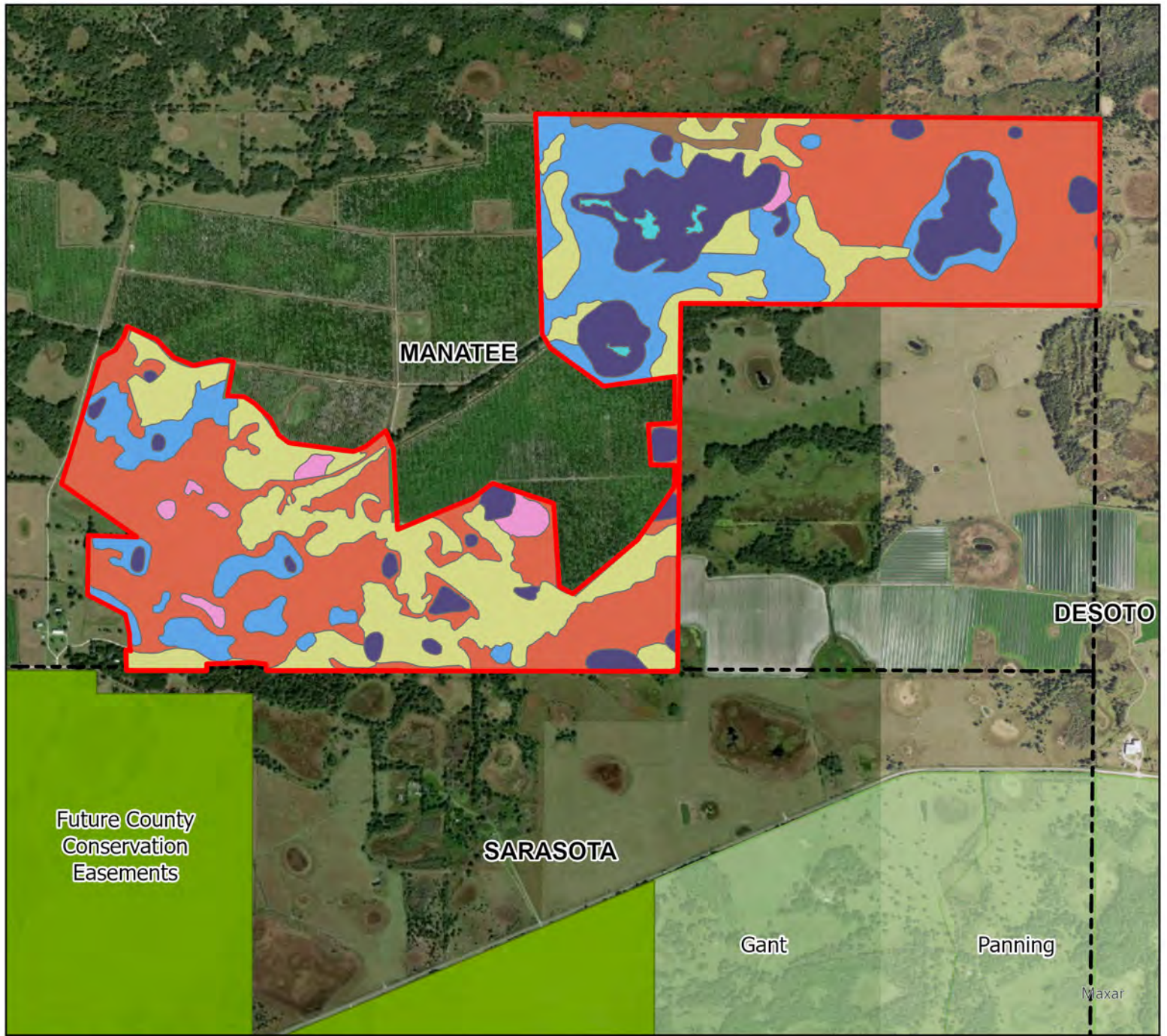
- Priority 2 (60.2 ac)
- Priority 3 (894.7 ac)
- Priority 4 (40.8 ac)

0 0.25 0.5
Miles



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J Bar C Ranch

Manatee County, Florida
Land Cover

0 0.25 0.5 Miles



- J Bar C Ranch (995.7 ac)
- Existing Conservation Areas
- Future County Conservation Easements
- County Boundary

Land Cover (CLC 3.4)

- 3220 - Artificial Impoundment/Reservoir (4.6 ac)
- 183313 - Improved Pasture (410.9 ac)

- 183313 - Irrigated Cropland (0.1 ac)
- 2120 - Marshes (129.5 ac)
- 1400 - Mixed Hardwood-Coniferous (238.4 ac)
- 2233 - Mixed Wetland Hardwoods (16.1 ac)
- 18332 - Orchards/Groves (9.6 ac)
- 1500 - Shrub and Brushland (12.9 ac)
- 2111 - Wet Prairie (173.6 ac)



NATIONAL
Wildlife Refuge
ASSOCIATION





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 5/3/2021

([Contact FNAI Data Services Coordinator](#)
for an official **Standard Data Report**)

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

Report for 8 Matrix Units: 32057 , 32058 , 32378 , 32379 , 32699 , 32700 , 33020 , 33021



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 32057

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	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 32058

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 32378

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	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 32379

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Dry prairie</i>	G2	S2	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 32699

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	S3	LT	FT
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 32700

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
-----------------------------	-------------	------------	----------------	---------------

Dry prairie	G2	S2	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 33020

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 33021

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Dry prairie	G2	S2	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit IDs: 32057 , 32058 , 32378 , 32379 , 32699 , 32700 , 33020 , 33021

19 **Potential** Elements Common to Any of the 8 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T
Centrosema arenicola Sand Butterfly Pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S2	N	N
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Grus canadensis pratensis Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Gymnopogon chapmanianus</i> Chapman's Skeletongrass	G3	S3	N	N
<i>Lechea cernua</i> Nodding Pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G3	S3	N	SSC
Litsea aestivalis Pondspice	G3?	S2	N	E

<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3	S3	N	N
<i>Nemastylis floridana</i> Celestial Lily	G2	S2	N	E
<i>Nolina atopocarpa</i> Florida Beargrass	G3	S3	N	T
<i>Pteroglossaspis ecristata</i> Giant Orchid	G2G3	S2	N	T
<i>Rhynchospora megaplumosa</i> Large-plumed Beaksedge	G2	S2	N	E
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	N
<i>Zephyranthes simpsonii</i> Redmargin Zephyrlily	G2G3	S2S3	N	T

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



Parcel ID: 119000209
Ownership: LAND SOUTH MANATEE LLC
Owner Type: CORPORATION
Mailing Address: LAND SOUTH MANATEE LLC, PO BOX 6165, LAKE LAND
FL 33807-6165

Situs Address: 26005 HARRISON RD, SIDELL FL 34266-41
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0001; UNINCORPORATED MSTU
Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 34-37S-22E
Neighborhood: 4850; MYAKKA CITY AREA
Census: 120810020102

Parcel Type: REAL PROPERTY
Parcel Created: 11/06/2018
Split/Combine: SPLIT
Parent Parcel ID: 119000159
Map Number: 7G33

Land Use: 5000; Ag.Land/Imp. w/Single Family Res. (1554)
Land Size: 1,572.0530 Acres or 68,478,629 Square Feet
Building Area: 8,085 SqFt Under Roof / 5,599 SqFt Living or Business
Area / 6,258 SqFt Residential Impervious Area
Living Units: 1

Businesses: 1
Residential Bldgs: 3



DESCRIPTION

THE S 1/2 OF SEC 26; TH S 1/2 OF SEC 25; ALL OF SEC 35; TH SE 1/4 AND THE E 1/2 OF THE SW 1/4 OF SEC 27; TH NE 1/4 AND THE E 1/2 OF THE NW 1/4 AND THE S 1/2 PF SEC 34; ALL LANDS LYING S OF MAIN CANAL IN SEC 33, ALL IN TWN 37S, RNG 22E, MANATEE COUNTY, FL; LESS THE FOLLOWING THREE PARCELS: PARCEL 1: FROM THE SW COR OF SEC 33, TWN 37S, RNG 22E, RUN TH S 89 DEG 59 MIN 57 SEC E, ALG THE S LN OF SD SEC 33, A DIST OF 5284.41 FT TO A PT MARKING THE SW COR OF SEC 34, TWN 37S, RNG 22E; TH N 89 DEG 30 MIN 53 SEC E ALG THE OCCUPIED S LN OF SD SEC 34, A DIST OF 2943.85 FT TO AN IRON ROD AND THE POB; TH N 01 DEG 05 MIN 13 SEC W, A DIST OF 151.72 FT; TH S 89 DEG 33 MIN 17 SEC E, A DIST OF 284.03 FT; TH N 03 DEG 21 MIN 37 SEC E, A DIST OF 198.37 FT; TH S 84 DEG 06 MIN 35 SEC E, A DIST OF 180.59 FT; TH S 67 DEG 17 MIN 22 SEC E, 273.48 FT; TH S 00 DEG 29 MIN 14 SEC E, A DIST OF 217.20 FT TO AN IRON ROD ON THE S LN OF AFORESD SEC 34; TH S 89 DEG 30 MIN 53 SEC W, ALG SD S LN AND AN OLD FENCE LN, A DIST OF 732.31 FT TO THE POB. LYING AND BEING IN SEC 34, TWN 37S, RNG 22E, MANATEE COUNTY, FL; PARCEL 2: A PORTION OF SEC 34 & 35, TWN 37S, RNG 22E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SE COR OF SD SEC 34, ALSO BEING THE SW COR OF SD SEC 35, FOR THE POB; TH S 89 DEG 26 MIN 54 SEC E, ALG THE S LN OF SD SEC 35, A DIST OF 95.60 FT; TH N 01 DEG 06 MIN 18 SEC E, A DIST OF 146.37 FT; TH N 86 DEG 11 MIN 17 SEC W, A DIST OF 180.63 FT INTO SD SEC 34; TH S 88 DEG 39 MIN 59 SEC W, A DIST OF 1598.38 FT TO THE SE COR OF A PARCEL OF LAND AS DESC AND REC IN OR BK 1129 PG 1376 PRMCF; TH S 89 DEG 39 MIN 43 SEC W ALG THE S LN OF SD PARCEL, A DIST OF 732.04 FT TO THE SW COR OF SD PARCEL; TH S 01 DEG 11 MIN 11 SEC W, A DIST OF 89.89 FT TO THE S LN OF SD SEC 34; TH S 89 DEG 22 MIN 55 SEC E, ALG SD S LN, A DIST OF 2413.79 FT TO THE POB; PARCEL 3: ANY LANDS CONVEYED BY THAT CERTAIN QUIT-CLAIM DEED REC IN OR BK 0278 PG 0593 PRMCF; TOGETHER WITH INGRESS AND EGRESS FROM SD PROPERTY TO SUGAR BOWL RD ACROSS THE EXISTING RD ON THE S SIDE OF SEC 33 & 34, TWN 37S, RNG 22E. (OR 2730/2724); LESS OR 2730/2732 DESC AS OF 731.55 FT; TH N 84 DEG 30 MIN 03 SEC E, A DIST OF 344.66 FT; FOLLOWS: TRACT 1: A PORTION OF SEC 33, TWN 37S, RNG 22E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SW COR OF SD SEC 33 FOR THE POB; TH S 89 DEG 22 MIN 28 SEC E, ALG THE S LN OF SD SEC 33, A DIST OF 3402.33 FT; TH N 00 DEG 01 MIN 36 SEC W, A DIST OF 690.64 FT; TH N 67 DEG 17 MIN 54 SEC W, A DIST OF 2055.07 FT; TH N 82 DEG 09 MIN 31 SEC W, A DIST OF 46.96 FT; TH S 88 DEG 07 MIN 28 SEC W, A DIST OF 1058.68 FT; TH S 03 DEG 04 MIN 14 SEC E, A DIST OF 912.16 FT; TH S 65 DEG 51 MIN 31 SEC W, A DIST OF 489.98 FT TO THE W LN OF SD SEC 33; TH S 00 DEG 34 MIN 06 SEC W, A DIST OF 307.14 FT TO THE POB; LESS & EXCEPT COUNTY RD R/W ALG THE W & S SIDE THEREOF; TRACT 3: A PORTION OF SEC 33 & 34, TWN 37S, RNG 22E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF SD SEC 33; TH S 89 DEG 22 MIN 28 SEC E, ALG THE S LN OF SD SEC 33, A DIST OF 4748.19 FT FOR THE POB; TH N 01 DEG 13 MIN 26 SEC W, A DIST OF 459.53 FT; TH N 56 DEG 03 MIN 12 SEC E, A DIST 84 DEG 35 MIN 13 SEC E, A DIST OF 351.51 FT; TH N 05 DEG 21 MIN 17 SEC W, A DIST OF 124.94 FT; TH N 84 DEG 22 MIN 50 SEC E, A DIST OF 1354.08 FT; TH S 70 DEG 07 MIN 52 SEC E, A DIST OF 171.31 FT; TH S 02 DEG 15 MIN 47 SEC E, A DIST OF 1044.09 FT TO THE S LN OF SD SEC 34; TH N 89 DEG 22 MIN 55 SEC W, ALG SD S LN, A DIST OF 2274.53 FT TO THE SW COR OF SD SEC 34 ALSO BEING THE SE COR OF SD SEC 33; TH N 89 DEG 22 MIN 28 SEC W, ALG THE S LN OF SD SEC 33, A DIST OF 573.50 FT TO THE POB; TRACT 8: A PORTION OF SEC 26, 27, 34 & 35, TWN 37S, RNG 22E, MANATEE COUNTY BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SE COR OF SEC 35, TWN 37S, RNG 22E, MANATEE COUNTY, FL; TH N 00 DEG 32 MIN 13 SEC E, ALG THE E LN OF SD SEC 35, A DIST OF 4262.19 FT; TH S 83 DEG 01 MIN 04 SEC W, A DIST OF 69.19 FT FOR THE POB; TH CONT S 83 DEG 01 MIN 04 SEC W, A DIST OF 948.15 FT; TH N 47 DEG 33 MIN 23 SEC W, A DIST OF 886.62 FT; TH N 39 DEG 27 MIN 18 SEC W, A DIST OF 166.49 FT; TH N 21 DEG 27 MIN 44 SEC E, A DIST OF 39.67 FT; TH N 01 DEG 41 MIN 30 SEC W, A DIST OF 2971.04 FT; TH N 89 DEG 20 MIN 56 SEC W, A DIST OF 637.83 FT; TH S 01 DEG 23 MIN 34 SEC E, A DIST OF 558.75 FT; TH S 80 DEG 27 MIN 18 SEC W, A DIST OF 1936.91 FT; TH S 00 DEG 38 MIN 40 SEC E, A DIST OF 617.26 FT; TH N 80 DEG 50 MIN 24 SEC W, A DIST OF 2426.26 FT; TH S 72 DEG 29 MIN 31 SEC W, A DIST OF 37.35 FT; TH S 62 DEG 19 MIN 57 SEC W, A DIST OF 61.43 FT; TH S 37 DEG 38 MIN 19 SEC W, A DIST OF 40.03 FT; TH S 13 DEG 48 MIN 13 SEC W, A DIST OF 558.25 FT; TH S 88 DEG 37 MIN 09 SEC W, A DIST OF 892.80 FT; TH N 01 DEG 14 MIN 27 SEC W, A DIST OF 892.72 FT; TH N 80 DEG 13 MIN 14 SEC W, A DIST OF 1303.75 FT; TH S 00 DEG 55 MIN 50 SEC W, A DIST OF 1190.31 FT; TH S 46 DEG 30 MIN 54 SEC E, A DIST OF 722.78 FT; TH S 74 DEG 29 MIN 14 SEC E, A DIST OF 426.74 FT; TH S 08 DEG 31 MIN 55 SEC E, A DIST OF 291.70 FT; TH S 74 DEG 14 MIN 00 SEC E, A DIST OF 922.87 FT; TH N 64 DEG 54 MIN 48 SEC E, A DIST OF 261.08 FT; TH S 71 DEG 00 MIN 39 SEC E, A DIST OF 190.31 FT; TH S 60 DEG 07 MIN 58 SEC E, A DIST OF 326.76 FT; TH S 38 DEG 58 MIN 58 SEC E, A DIST OF 296.65 FT; TH S 62 DEG 19 MIN 02 SEC E, A DIST OF 295.10 FT; TH N 76 DEG 53 MIN 54 SEC E, A DIST OF 382.13 FT; TH S 81 DEG 50 MIN 13 SEC E, A DIST OF 150.48 FT; TH S 09 DEG 11 MIN 32 SEC W, A DIST OF 495.45 FT; TH S 85 DEG 48 MIN 37 SEC E, A DIST OF 226.53 FT; TH S 59 DEG 32 MIN 37 SEC E, A DIST OF 120.55 FT; TH S 40 DEG 48 MIN 28 SEC E, A DIST OF 304.07 FT; TH S 31 DEG 38 MIN 53 SEC E, A DIST OF 307.93 FT; TH S 42 DEG 59 MIN 27 SEC E, A DIST OF 99.39 FT; TH S 55 DEG 42 MIN 05 SEC E, A DIST OF 31.25 FT; TH S 74 DEG 14 MIN 54 SEC E, A DIST OF 44.39 FT; TH S 80 DEG 43 MIN 51 SEC E, A DIST OF 194.81 FT; TH S 86 DEG 21 MIN 07 SEC E, A DIST OF 89.60 FT; TH S 79 DEG 53 MIN 37 SEC E, A DIST OF 455.60 FT; TH N 89 DEG 40 MIN 00 SEC E, A DIST OF 53.14 FT; TH N 79 DEG 16 MIN 33 SEC E, A DIST OF 46.67 FT; TH N 65 DEG 25 MIN 26 SEC E, A DIST OF 122.20 FT; TH N 55 DEG 49 MIN 42 SEC E, A DIST OF 80.46 FT; TH N 49 DEG 47 MIN 57 SEC E, A DIST OF 61.67 FT; TH N 43 DEG 37 MIN 03 SEC E, A DIST OF 212.63 FT; TH S 20 DEG 38 MIN 02 SEC E, A DIST OF 272.91 FT; TH S 02 DEG 01 MIN 47 SEC E, A DIST OF 1157.05 FT; TH N 65 DEG 41 MIN 13 SEC E, A DIST OF 1043.32 FT; TH N 46 DEG 32 MIN 21 FT; TH S 09 DEG 12 MIN 47 SEC E, A DIST OF 121.98 FT; TH N SEC E, A DIST OF 340.51 FT; TH S 70 DEG 38 MIN 29 SEC E, A DIST OF 851.41 FT; TH S 02 DEG 40 MIN 56 SEC E, A DIST OF 1203.15 FT; TH S 64 DEG 04 MIN 10 SEC E, A DIST OF 224.08 FT; TH N 46 DEG 02 MIN 47 SEC E, A DIST OF 1108.79 FT; TH N 31 DEG 56 MIN 30 SEC E, A DIST OF 891.52 FT; TH N 00 DEG 31 MIN 59 SEC E, A DIST OF 314.0 FT; TH N 89 DEG 35 MIN 38 SEC W, A DIST OF 301.63 FT; TH N 05 DEG 00 MIN 53 SEC W, A DIST OF 584.91 FT; TH N 89 DEG 28 MIN 58 SEC E, A DIST OF 357.68 FT; TH N 00 DEG 15 MIN 39 SEC E, A DIST OF 645.16 FT TO A POB; SUBJECT TO A 70 FT WIDE EASMENT FOR INGRESS & EGRESS LYING IN SEC 27 & 34, TWN 37S, RNG 22 E, MANATEE COUNTY, FL AND LYING 35 FT ON EITHER SIDE OF THE FOLLOWING DESC C/L; COM AT THE SW COR OF SD SEC 34; TH S 89 DEG 22 MIN 55 SEC E, A DIST OF 2762.28 FT FOR THE POB; TH N 01 DEG 12 MIN 53 SEC W, A DIST OF 204.50 FT; TH N 38 DEG 56 MIN 19 SEC W, A DIST OF 189.92 FT; TH N 00 DEG 10 MIN 38 SEC E, A DIST OF 2178.79 FT; TH N 23 DEG 08 MIN 09 SEC E, A DIST OF 658.91 FT; TH N 13 DEG 24 MIN 08 SEC E, A DIST OF 1741.09 FT; TH N 13 DEG 13 MIN 45 SEC E, A DIST OF 1277.72 FT TO THE POT; ALSO SUBJECT TO A 70 FT WIDE EASMENT FOR INGRESS & EGRESS LYING IN SEC 34 & 35, TWN 37S, RNG 22E, MANATEE COUNTY, FL AND LYING 35 FT ON EITHER SIDE OF THE FOLLOWING DESC C/L; COM AT THE SW COR OF SEC 34, TWN 37S, RNG 22E, MANATEE COUNTY, FL; TH S 89 DEG 22 MIN 55 SEC E, A DIST OF 2762.28 FT FOR THE POB; TH N 01 DEG 12 MIN 53 SEC W, A DIST OF 204.50 FT; TH N 37 DEG 55 MIN 03 SEC E, A DIST OF 204.68 FT; TH N 85 DEG 00 MIN 35 SEC E, A DIST OF 167.36 FT; TH N 58 DEG 57 MIN 03 SEC E, A DIST OF 175.21 FT; TH S 84 DEG 28 MIN 05 SEC E, A DIST OF 188.09 FT; TH S 68 DEG 24 MIN 57 SEC E, A DIST OF 325.69 FT; TH S 89 DEG 28 MIN 18 SEC E, A DIST OF 421.97 FT; TH N 77 DEG 41 MIN 27 SEC E, A DIST OF 678.83 FT; TH N 54 DEG 29 MIN 59 SEC E, A DIST OF 138.76 FT; TH N 41 DEG 24 MIN 37 SEC E, A DIST OF 563.27 FT; TH N 56 DEG 52 MIN 33 SEC E, A DIST OF 2093.75 FT; TH N 02 DEG 36 MIN 48 SEC W, A DIST OF 1075.22 FT; TH N 08 DEG 26 MIN 34 SEC E, A DIST OF 845.13 FT; TH N 89 DEG 06 MIN 40 SEC E, A DIST OF 878.04 FT; TH N 53 DEG 33 MIN



42 SEC E, A DIST OF 1201.17 FT TO THE POT,(OR 2730/2744)PI #1190.0020/9

2020 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	1,772,330	1,772,330	1,772,330	
Improvement Value:	505,812	505,812	505,812	
Total Market Value:	2,278,142	2,278,142	2,278,142	
Land Classified Agricultural:	1,772,330	1,772,330	1,772,330	
Classified Use Value:	471,616	471,616	471,616	
Classified Use Savings:	1,300,714	1,300,714	1,300,714	
Ineligible for 10% Cap:	1,772,330	2,278,142	1,772,330	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	505,812	0	505,812	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	2,278,142	2,278,142	2,278,142	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	

2021 SPECIAL ASSESSMENTS

FD12 MYAKKA CITY FIRE CONTROL DIST	2,119.55
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BUSINESS OPERATING ON THE PROPERTY

90001301289 112111 Beef Cattle Ranching and Farming

ADDRESSES ASSIGNED TO THE PROPERTY

26005 HARRISON RD
26055 HARRISON RD
27255 HARRISON RD

PROPERTY APPRAISER INSPECTIONS

05/18/2020	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
11/18/2019	MEC	INSPECTION BY IMAGE TECHNOLOGY	AGRICULTURAL REVIEW
03/25/2019	MEC	ON SITE INSPECTION	AGRICULTURAL REVIEW
12/05/2018	AJR	INSPECTION BY IMAGE TECHNOLOGY	OWNER REQUEST

LAND INFORMATION

LAND INFORMATION																	----- Frontage -----				----- Depth -----			
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning								
1	A	549	Yes	0%	43,560	1	1,300	1,300					1.0		A									
2	A	549	Exempt	0%	1,546,380	36	1,900	46,150					1.0		A									
3	A	549	Yes	0%	977,428	918	977,428	977,428					1.0		A									
4	A	550	Yes	0%	26,677,451	612	800	489,944					1.0		A									
5	A	532	Yes	0%	218,584	5	8,250	41,399					1.0		A									

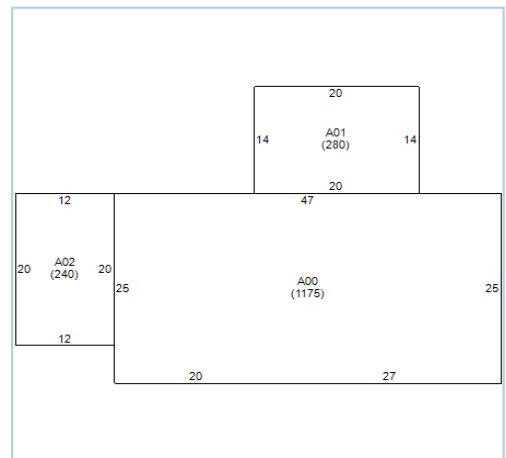
Agricultural Land Information

	Type	Appyear	Acres	Rate	Value
1 IMPST IMPROVED PASTURE	01	2019	1.0000	300.00	300
2 IMPST IMPROVED PASTURE	01	2019	35.5000	300.00	10,650
3 IMPST IMPROVED PASTURE	01	2019	918.1050	300.00	275,432
4 IMPST IMPROVED PASTURE	01	2019	612.4300	300.00	183,729
5 IMPST IMPROVED PASTURE	01	2019	5.0180	300.00	1,505



RESIDENTIAL DWELLING #1

override model:		class:	RESIDENTIAL
dwelling type:	Dwelling Valuation	grade:	FAIR QUALITY
story height:	1.00	c&d:	
construction:	WOOD FRAME	c&d factor:	0%
building style:	RA	functional depr:	0%
year built:	1986	funct. depr. reason:	
effective year:	2002	economic depr:	0%
lower level:	NONE	econ. depr. reason:	
heating:	CENTRAL WITH A/C	cost model:	1
attic:	NONE	area factor:	0.646
electric:	AVERAGE/TYPICAL	adjusted area:	1175
exterior wall:	WOOD SHEATHING	story height factor:	1.000
floors:	AVERAGE/TYPICAL	construction factor:	0.980
interior:	AVERAGE/TYPICAL	grade factor:	0.95
plumbing:	AVERAGE/TYPICAL	percent good:	83%
roof material:	SHINGLES COMP	additional area:	0
roof type:	HIP AND/OR GABLE	total living area:	1175
garage type:	1 CAR CARPORT	total under roof:	1695
condo complex:		adj. base value:	102242
condo floor:	1	plumbing value:	2375
condo unit #:		lower level value:	0
condo view:		hvac value:	0
condo type:		attic value:	0
condo notes:	RESMOD1	dwelling subtotal:	104617
add'l condo notes:		user factor:	0.990
condo extra value:	0	user amount:	0
bedrooms:	3	base rcn:	103571
full baths:	1	local multiplier:	1.000
half baths:		subtotal rcn:	103571
additional fixtures:	4	base rcnld:	87000
total fixtures:	7	additions rcnld:	11168
wood burn fp stacks:		total rcnld:	98168
wb fireplace openings:		override rcnld:	
wb fp add'l stories stack:		adjustment factor:	1.17000
prefabricated fireplaces:		dwelling value:	107985
prefab add'l stories stack:		eligible for exem:	0.00%
total fireplace value:	0		



ROOMS, AREAS & ADDITIONS

#	Code	Description	Yrblt	Effyr	Area	Grade	Class	Cdu	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE			1,175				1	100%		17%	0	0%
0	BASE	BASE			1,175				1	100%		17%	0	0%
0	BASE	BASE			1,175				1	100%		17%	0	0%
1	S4	SCREEN PORCH 40			280				1	100%	9,074	17%	7,622	0%
1	S4	SCREEN PORCH 40			280				1	100%	9,074	17%	7,622	0%
1	S4	SCREEN PORCH 40			280				1	100%	9,074	17%	7,622	0%
2	CP	CARPORT			240				1	100%	4,221	17%	3,546	0%
2	CP	CARPORT			240				1	100%	4,221	17%	3,546	0%
2	CP	CARPORT			240				1	100%	4,221	17%	3,546	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Grade	Cuft	Units	Rate	Basern	Depr	Locmult	Adjfact	Value	Ex %
1	BNG	BARN-GOOD	1983	2000	4,800	A	0	1	17.50	84,022	57%	1	1	39,490	100%
2	BNL	BARN-LOW	1983	2000	960	E	0	1	5.22	5,008	57%	1	1	2,350	100%
3	CNN	CANOPY-LOW-NO FLOOR	1983	2000	1,440	C	0	1	3.00	4,320	57%	1	1	2,030	100%
4	CNN	CANOPY-LOW-NO FLOOR	1968	1993	3,380	D	0	1	3.00	10,140	77%	1	1	2,540	100%
5	CNN	CANOPY-LOW-NO FLOOR	1935	1982	1,000	D	0	1	3.00	3,000	79%	1	1	630	100%
6	SHL	SHED-LOW	1986	2002	990	C	0	1	3.67	3,635	78%	1	1	870	100%

RESIDENTIAL DWELLING #2

override model:	5
dwelling type:	Dwelling Valuation
story height:	1.00
construction:	WOOD FRAME
building style:	H3
year built:	1992
effective year:	
lower level:	NONE
heating:	MOBILE HOME A/C
attic:	NONE
electric:	AVERAGE/TYPICAL
exterior wall:	UNDETERMINED

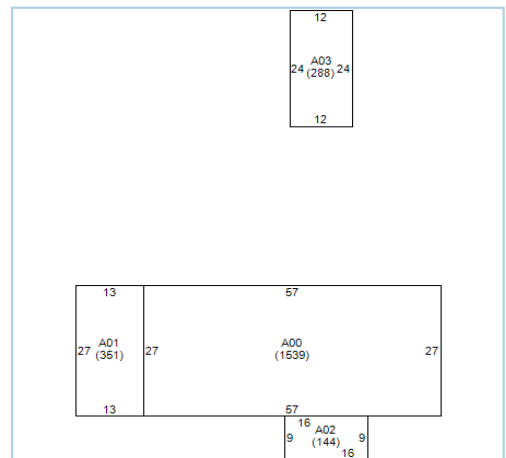


floors: AVERAGE/TYPICAL
interior: AVERAGE/TYPICAL
plumbing: AVERAGE/TYPICAL
roof material:
roof type:
garage type: 1 CAR CARPORT
condo complex:
condo floor: 1
condo unit #:
condo view:
condo type:
condo notes: RESMOD1
add'l condo notes:
condo extra value: 0
bedrooms:
full baths: 1
half baths: 0
additional fixtures: 4
total fixtures: 7
wood burn fp stacks:
wb fireplace openings:
wb fp add'l stories stack:
prefabricated fireplaces: 0
prefab add'l stories stack:
total fireplace value: 0

class: MANUFACTURED HOMES
grade: AVERAGE
c&d:
c&d factor: 0%
functional depr: 0%
funct. depr. reason:
economic depr: 0%
econ. depr. reason:
cost model: 5
area factor: 1.262
adjusted area: 1539
story height factor: 1.000



construction factor: 2.000
grade factor: 1.00
percent good: 30%
additional area: 0
total living area: 1539
total under roof: 2322
adj. base value: 122162
plumbing value: 1650
lower level value: 0
hvac value: 0
attic value: 0
dwelling subtotal: 123812
user factor: 1.000
user amount: 0
base rcn: 123812
local multiplier: 1.000
subtotal rcn: 123812
base rcnld: 39620
additions rcnld: 6470
total rcnld: 46090
override rcnld:
adjustment factor: 1.00000
dwelling value: 46090
eligible for exem: 0.00%



ROOMS, AREAS & ADDITIONS														
#	Code	Description	Yrblt	Effyr	Area	Grade	Class	Cdu	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE			1,539				1	100%		70%	0	0%
0	BASE	BASE			1,539				1	100%		70%	0	0%
0	BASE	BASE			1,539				1	100%		70%	0	0%
1	CP	CARPORT			351				1	100%	5,726	70%	1,832	0%
1	CP	CARPORT			351				1	100%	5,726	70%	1,832	0%
1	CP	CARPORT			351				1	100%	5,726	70%	1,832	0%
2	CB	CABANA (MH ENCL.PORCH)			144				1	100%	5,386	70%	1,724	0%
2	CB	CABANA (MH ENCL.PORCH)			144				1	100%	5,386	70%	1,724	0%
2	CB	CABANA (MH ENCL.PORCH)			144				1	100%	5,386	70%	1,724	0%
3	UT	UTIL UTILITY			288				1	100%	9,105	70%	2,914	0%
3	UT	UTIL UTILITY			288				1	100%	9,105	70%	2,914	0%
3	UT	UTIL UTILITY			288				1	100%	9,105	70%	2,914	0%

RESIDENTIAL DWELLING #3

override model:
dwelling type: Dwelling Valuation
story height: 2.00
construction: MASONRY
building style:
year built: 2009
effective year: 2011
lower level: NONE
heating: CENTRAL WITH A/C
attic: NONE
electric: AVERAGE/TYPICAL
exterior wall: STUCCO
floors: AVERAGE/TYPICAL
interior: AVERAGE/TYPICAL
plumbing: AVERAGE/TYPICAL
roof material: SHEET METAL
roof type: HIP AND/OR GABLE
garage type:
condo complex:

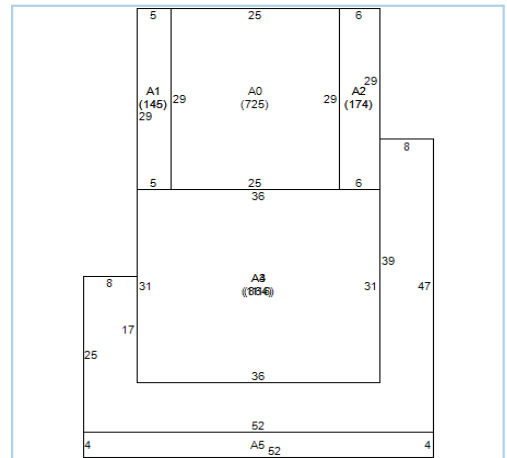


condo floor:
condo unit #:
condo view:
condo type:
condo notes:
add'l condo notes:
condo extra value:
 bedrooms: 3
 full baths: 3
 half baths:
additional fixtures: 2
total fixtures: 11
wood burn fp stacks:
wb fireplace openings:
wb fp add'l stories stack:
prefabricated fireplaces:
prefab add'l stories stack:
total fireplace value: 0

class: RESIDENTIAL
grade: FAIR QUALITY
c&d:
 c&d factor: 0%
functional depr: 0%
funct. depr. reason:
 economic depr: 0%
econ. depr. reason:
 cost model: 1
 area factor: 0.427
 adjusted area: 725
story height factor: 1.800
construction factor: 1.000
 grade factor: 0.95
 percent good: 92%
additional area: 1435
total living area: 2885
total under roof: 4068
adj. base value: 124129



plumbing value: 7125
lower level value: 0
hvac value: 0
attic value: 0
dwelling subtotal: 131254
user factor: 1.010
user amount: 0
base rcn: 132567
local multiplier: 1.000
subtotal rcn: 132567
base rcnld: 123287
additions rcnld: 145756
total rcnld: 269043
override rcnld:
adjustment factor: 1.17000
dwelling value: 295947
eligible for exem: 0.00%



ROOMS, AREAS & ADDITIONS														
#	Code	Description	Yrblt	Effyr	Area	Grade	Class	Cdu	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE			725				1	100%		8%	0	0%
0	BASE	BASE			725				1	100%		8%	0	0%
0	BASE	BASE			725				1	100%		8%	0	0%
1	BA	UTIL UTILITY			145				1	100%	16,613	8%	15,450	0%
1	BA	UTIL UTILITY			145				1	100%	16,613	8%	15,450	0%
1	BA	BASE ONE STORY ADDITION			145				1	100%	16,613	8%	15,450	0%
1	BA	UTIL UTILITY			145				1	100%	16,613	8%	15,450	0%
1	BA	BASE ONE STORY ADDITION			145				1	100%	16,613	8%	15,450	0%
1	BA	BASE ONE STORY ADDITION			145				1	100%	16,613	8%	15,450	0%
2	BA	UTIL UTILITY			174				1	100%	19,935	8%	18,540	0%
2	BA	BASE ONE STORY ADDITION			174				1	100%	19,935	8%	18,540	0%
2	BA	UTIL UTILITY			174				1	100%	19,935	8%	18,540	0%
2	BA	BASE ONE STORY ADDITION			174				1	100%	19,935	8%	18,540	0%
2	BA	BASE ONE STORY ADDITION			174				1	100%	19,935	8%	18,540	0%
2	BA	UTIL UTILITY			174				1	100%	19,935	8%	18,540	0%
3	1+	BASE +ONE STORY ADDN			1,116				1	100%	101,298	8%	94,207	0%
3	1+	BASE +ONE STORY ADDN			1,116				1	100%	101,298	8%	94,207	0%
3	1+				1,116				1	100%	101,298	8%	94,207	0%
4	OP	OPEN PORCH			864				1	100%	17,227	8%	16,021	0%
4	OP	OPEN PORCH			864				1	100%	17,227	8%	16,021	0%
4	OP	OPEN PORCH			864				1	100%	17,227	8%	16,021	0%
5	WD	WOOD DECK ATTACHED			208				1	100%	1,654	8%	1,538	0%
5	WD	WOOD DECK ATTACHED			208				1	100%	1,654	8%	1,538	0%
5	WD	WOOD DECK ATTACHED			208				1	100%	1,654	8%	1,538	0%

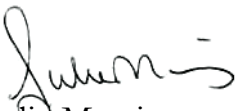
RESIDENTIAL DWELLING FEATURES														
#	Code	Description	Yrblt	Effyr	Area	Grade	Cuft	Units	Rate	Basern	Depr	Locmult	Adjfact	Value
1	UTG	UTILITY-GOOD		2013	625		0	1	14.00	8,750	11%	1	1	7,880

May 3, 2021

To Whom it May Concern:

The purpose of the letter is to acknowledge that Mr. Robert F. Harper IV, manager of Land South Manatee LLC, the listed owner of the parcel identified in the J Bar C Ranch Florida Forever application (listed below), has been contacted by me, Julie Morris, authorized representative for this application. Mr. Harper states that Land South Manatee LLC is a willing seller provided that any sale would 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,

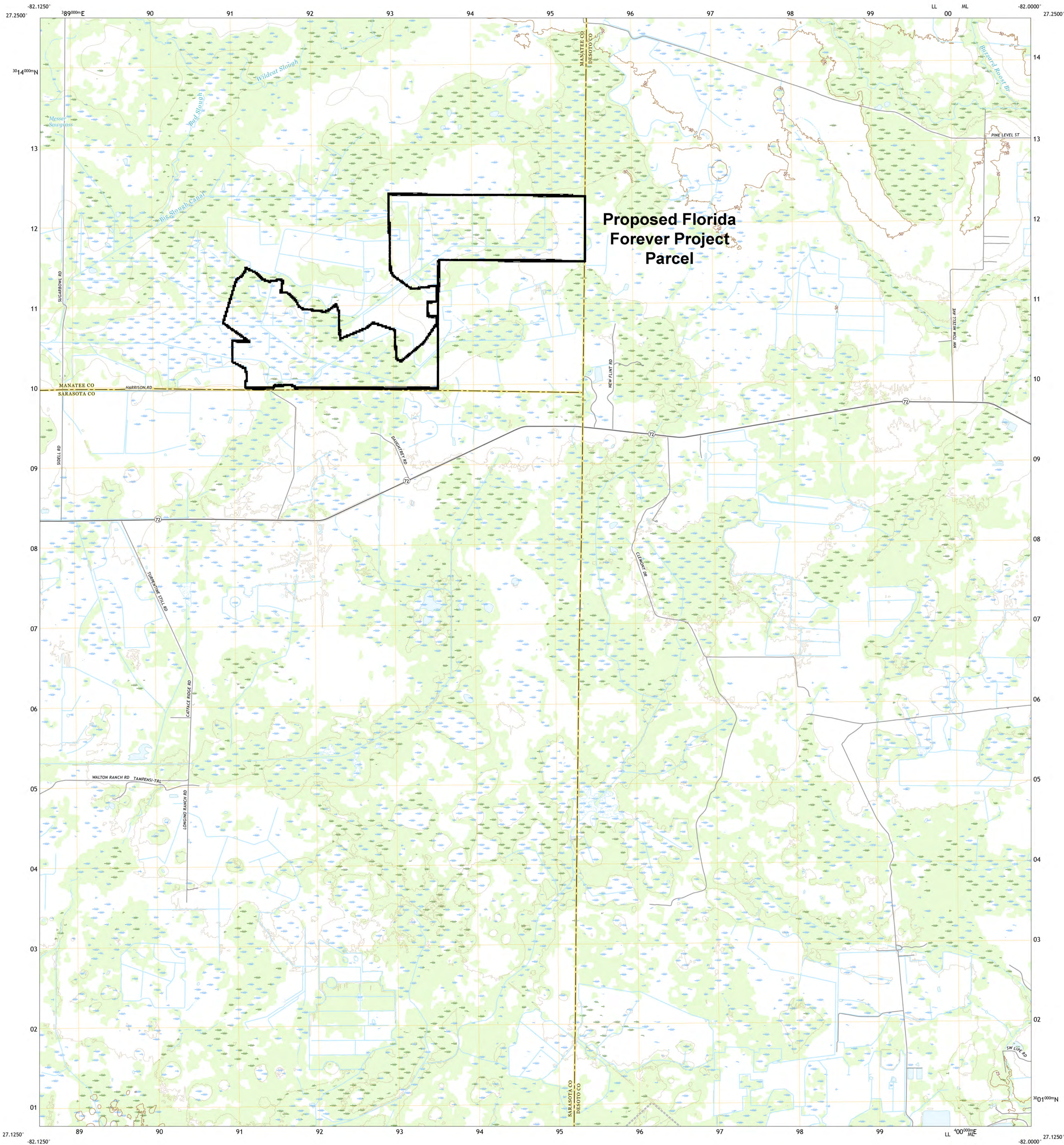


Julie Morris

National Wildlife Refuge Association

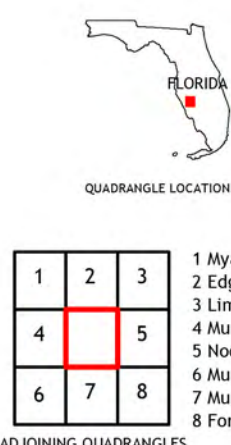
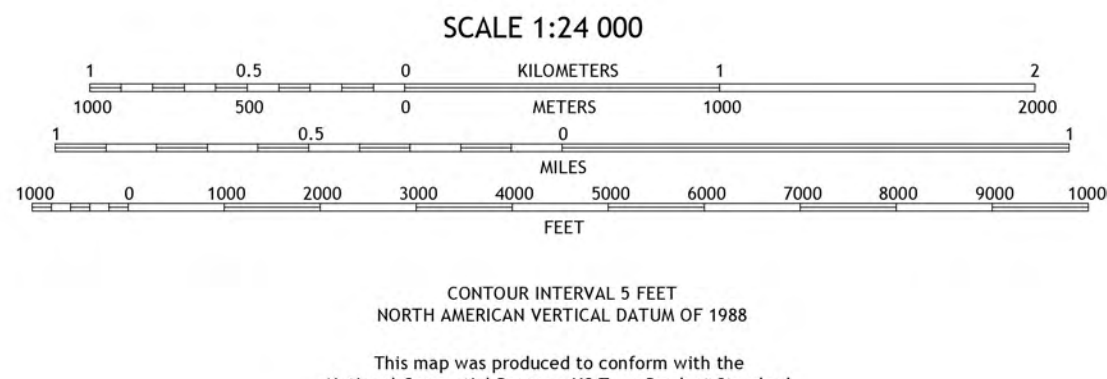
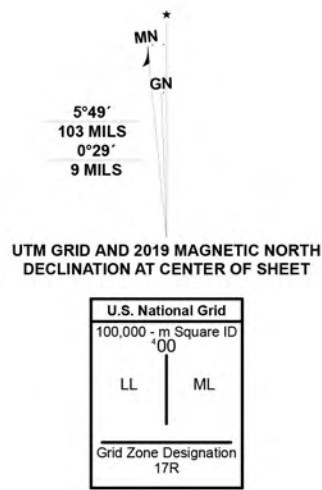
County Parcel ID
119000209

Attachment C



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-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	NAIP	November	2019
Roads	U.S. Census Bureau	2016	
Names	GNIS	1987	2019
Hydrography	National Hydrography Dataset	1989	2019
Contours	National Elevation Dataset	2012	
Boundaries	Multiple sources: see metadata file	2018	2019
Public Land Survey System	BLM	2020	
Wetlands	FWS National Wetlands Inventory	1972	2010



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

MURDOCK NE, FL
2021





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

- Home
- Meet Charlie
- Property Search
- Exemptions/Classifications
- Forms/Requests
- Reports/Data
- General Info
- Links
- Contact Us

Property Card

Trim Notice

Tax Bill

Aerial Map

Oblique Imagery

Tax Estimator

Parcel ID: 119000209

Ownership: LAND SOUTH MANATEE LLC

Owner Type: CORPORATION

Mailing Address: LAND SOUTH MANATEE LLC, PO BOX 6165, LAKELAND FL 33807-6165

Situs Address: 26005 HARRISON RD, SIDELL FL 34266-41

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0001; UNINCORPORATED MSTU

Market Area: 19; RURAL AREA-SOUTH OF SR 64

Sec/Twp/Rge: 34-37S-22E

Neighborhood: 4850; MYAKKA CITY AREA

Census: 120810020102

Short Description: THE S 1/2 OF SEC 26; TH S 1/2 OF SEC 25; ALL OF SEC 35; TH SE 1/4 AND THE E 1/2 OF THE SW 1/4 OF SEC 27; TH NE 1/4 AND THE E 1/2 OF THE NW 1/4 AND THE S 1/2 PF SEC 34; ALL LANDS [Full Description]

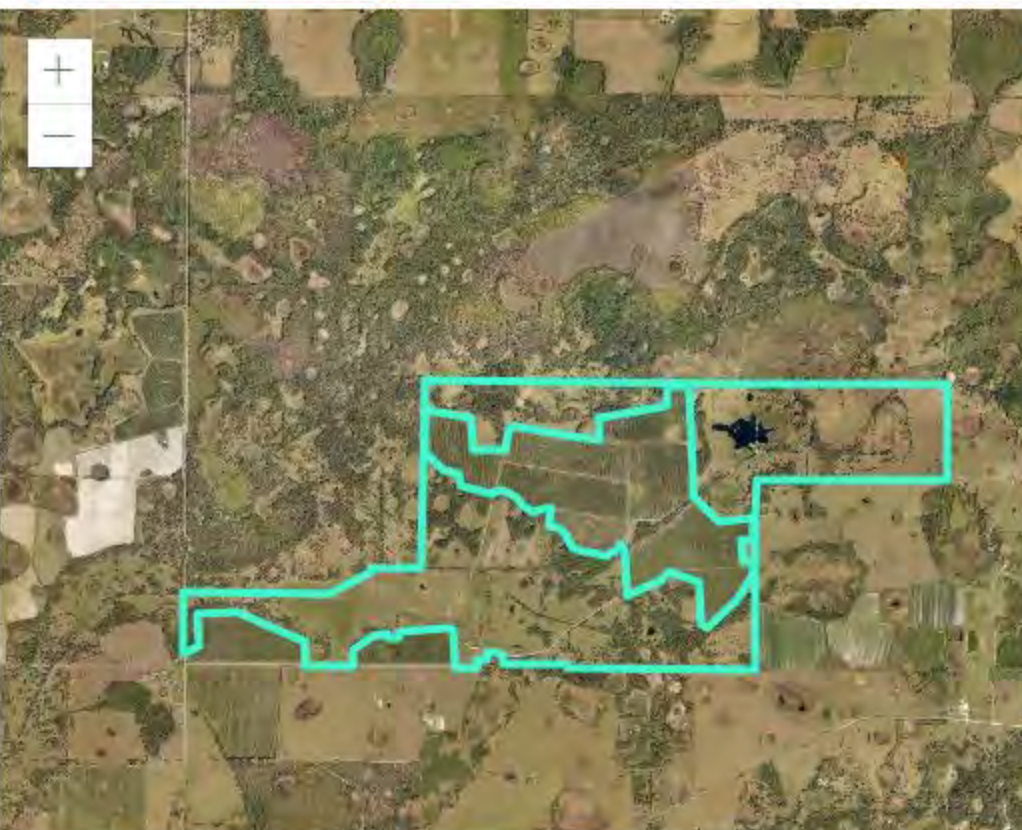
Zoning/Flood Info: View this parcel on Manatee County's website

Land Use: 5000; Ag.Land/Imp. w/Single Family Res. (1554)

Land Size: 1,572.0530 Acres or 68,478,629 Square Feet

Building Area: 8,085 SqFt Under Roof / 5,599 SqFt Living or Business Area / 6,258 SqFt Residential Impervious Area

Living Units: 1



Sales

Exemptions

Businesses

Addresses

Inspections

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price	Grantee
No data available in table						

University of South Florida, County of Manatee, Sarasota County GIS, Esri, HERE, G... Powered by Esri

Photos

Sketches

Street View

Values

Land

Buildings

Features

Permits

Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value	Municipality Taxable Value	Ind. Spc. Dist Taxable Value	Ad Valorem Taxes	Non-Ad Valorem Taxes
2020	No	1,772,330	505,812	2,278,142	977,428	977,428	977,428	977,428		977,428	14,154.92	2119.55
2019	No	1,772,330	475,432	2,247,762	947,048	947,048	947,048	947,048		947,048	13,881.82	2119.55

