

ELMAC MEETING

*... focused on the conservation of
Manatee County's environmental
heritage to benefit today's and
future generations.*

Bryan Parnell, Deputy County Administrator
Charlie Hunsicker, Natural Resources Department Director
Kara Koenig, Environmental Lands Program Manager
Kendall Carson, Environmental Lands Program Coordinator

July 13, 2026

General Updates/Staff Reports

- Inspector General Audit updates
- ELMAC Ordinance update process



Draft Resolution and Ballot

- ELP staff has been working with county administration and TPL drafting amended language to the 2020 resolution and ballot measures.
- Amended financial language will be 0.16 millage and up to \$75 million bonds
- Request ELMAC action to recommend adoption of proposed referendum.



ELMAC Committee Member Appointment Update

- Keep Manatee Beautiful Representative Seat
 - July 28th, 2026 BOCC meeting
 - One Applicant recommended by KMB
- June 2026 Term Expirations
 - Florida Engineering Society (Re-advertising); No applicants again
- December 2026 Advertising
 - District 1
 - District 2
 - District 4
 - At-Large



Candidate Property Prioritization

- Anson Road Properties (557 ac.)
- City of Bradenton Scrub Habitat (± 550 ac.) – Conservation Easement
- LMR Connector #1 (153 ac.) and #2 (41 ac.)
- Pope Ranch (116 ac.)
- Taylor Grade (149 ac.)
- QMF Parcel (71 ac.)
- Sweet Bay Property (25 ac.) – Unable to move forward unless referendum passes

NATURAL RESOURCES VALUE CRITERIA (1-4 SCORING)

ECOLOGICAL QUALITY, RARITY OF SPECIES / HABITAT, IMPORTANCE TO WATER RESOURCES,
CONNECTIVITY TO EXISTING PRESERVED LANDS / CORRIDOR

ANSON



COB PARCEL



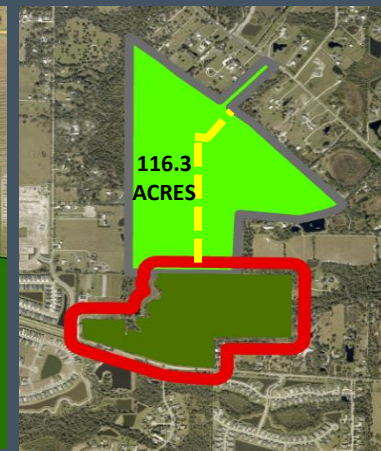
LMR CONNECTORS



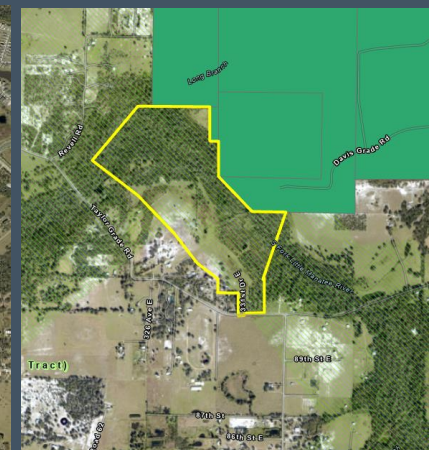
QMF PARCEL



POPE RANCH



TAYLOR GRADE



Candidate Property Prioritization

Property Name	Approximate Acreage	Natural Resources Criteria Total Points	Acquisition Type
City of Bradenton Scrub Parcel	550	13	Conservation Easement
Anson Road Properties	557	11	Fee Simple
Pope Ranch	116	10	Fee Simple
QMF Parcel	71	9.5	Fee Simple
Taylor Grade Rd	150	9.5	Fee Simple
LMR Connector #2	41	9	Fee Simple
LMR Connector #1	153	8	Fee Simple
Sweet Bay Nursery	25	7	Conservation Easement

Property Name	Approximate Acreage	Natural Resources Criteria Total + Risk of Conversion	Acquisition Type
City of Bradenton Scrub Parcel	550	14	Conservation Easement
Pope Ranch	116	14	Fee Simple
Anson Road Properties	557	13	Fee Simple
Taylor Grade Rd	150	11.5	Fee Simple
Sweet Bay Nursery	25	11	Conservation Easement
QMF Parcel	71	10.5	Fee Simple
LMR Connector #2	41	10	Fee Simple
LMR Connector #1	153	10	Fee Simple

ANSON



COB PARCEL



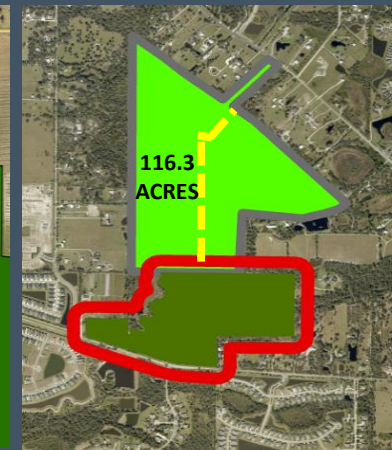
LMR CONNECTORS



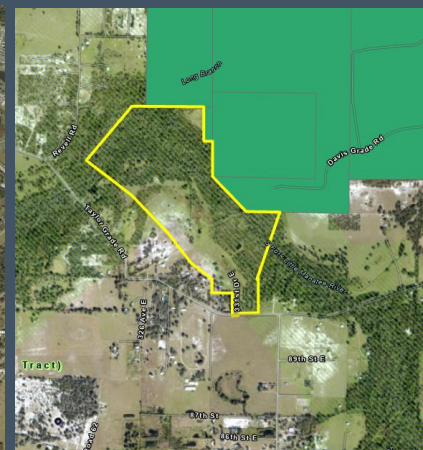
QMF PARCEL



POPE RANCH



TAYLOR GRADE



Fee-Simple Candidate Property Updates

- **Pope Ranch (116 ac.)**
 - Nominated by property owners in January 2026
 - Program staff visited property Feb. 13, 2026
 - Interested in Fee Simple Acquisition
- **LMR Connector #1 & #2 (194 ac.)**
 - Previously nominated in 2022 (#1) and 2023 (#2)
 - Nominated again January & February 2026
 - Site visit performed by staff on 02/24/2026
 - Interested in Fee Simple Acquisition
- **Taylor Grade Road (149 ac.)**
 - Nominated by REALTOR in Jan. 2026
 - Program staff visited property February 4, 2026
 - Interested in Fee Simple Acquisition
 - Has been listed at \$2.3M
- **QMF Parcel (71 ac.)**
 - Nominated by owner in April 2026
 - Site visit performed by staff on 06/17/2026
 - Interested in Fee Simple Acquisition
 - Surrounded by Duette on 3 sides
 - 1 of 2 appraisal inspections complete
- **Anson Road Properties (557 ac.)**
 - \$13.9 million highest appraisal value
 - \$14.4 million last offer from property owner
- **Total Acreage in process to be protected:**
1,091 Acres
- **Estimated total cost: ~\$23,915,000**
- **Average cost per acre: ~\$21,920**



Conservation Easement Candidate Property Updates

- **Mossy Island Ranch (438 ac.)**
 - County to be co-deed holder
 - Offer accepted by Owners mid-June 2026
 - July 28th BOCC Execution
 - Early to Mid-October closing date
- **Thundercloud Ranch (1,045 ac.)**
 - County to be co-deed holder
 - Offer accepted by Owners early June 2026
 - July 28th BOCC Execution
 - Mid-October closing date
- Total Acreage in process to be protected:
1,483 Acres
- Total amount pledged for CE's:
\$2,000,000
- **The Taylor Ranch (183 ac.)**
 - Approved by ELMAC 11/03/2025
 - Awaiting MOA from RFLPP
 - \$250,000 pledge from Manatee County
- **City of Bradenton Scrub Habitat (± 550 ac.)**
 - Currently 70 acres leased to MCSB for MTC Training
 - Considering Conservation Easement
 - Negotiations currently on hold
 - In-House appraisal: \$5,272,500
- **Sweet Bay Property (24 ac.)**
 - Negotiations have been ended as of now due to staffs' inability to use funding towards CE
 - In-House appraisal: \$1,680,000
- Total acreage on hold to be protected: 762 Ac.
- Total cost to acquire CE's: ~\$7,202,500



QUESTIONS?

- Next ELMAC meeting is August 3rd, 2026

