

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

August 3, 2026

General Updates/Staff Reports

- Ballot and Resolution went before BOCC at July 28th regular meeting
- Ordinance update from County Attorney's Office
- Environmental Lands Program Inspector General Audit update



ELMAC Committee Member Appointment Update

- Keep Manatee Beautiful Representative Seat
 - July 28th, 2026 BOCC meeting approval
 - Welcome to Jennifer Hoffman
- June 2026 Term Expirations
 - Florida Engineering Society (Re-advertising); No applicants to date
- December 2026 Advertising
 - District 1
 - District 2
 - District 4
 - At-Large



SRR Cattle Company

Property Owner

- SRR Cattle Company— 73rd Ave E, Myakka City PID #66800109, 66800159, 67100008

Acquisition – Conservation Easement with RFLPP

Current Land Use: Improved Agricultural lands with outbuildings only and Grazing

Flood Zone: ~200 AC in A over wetland midway through property

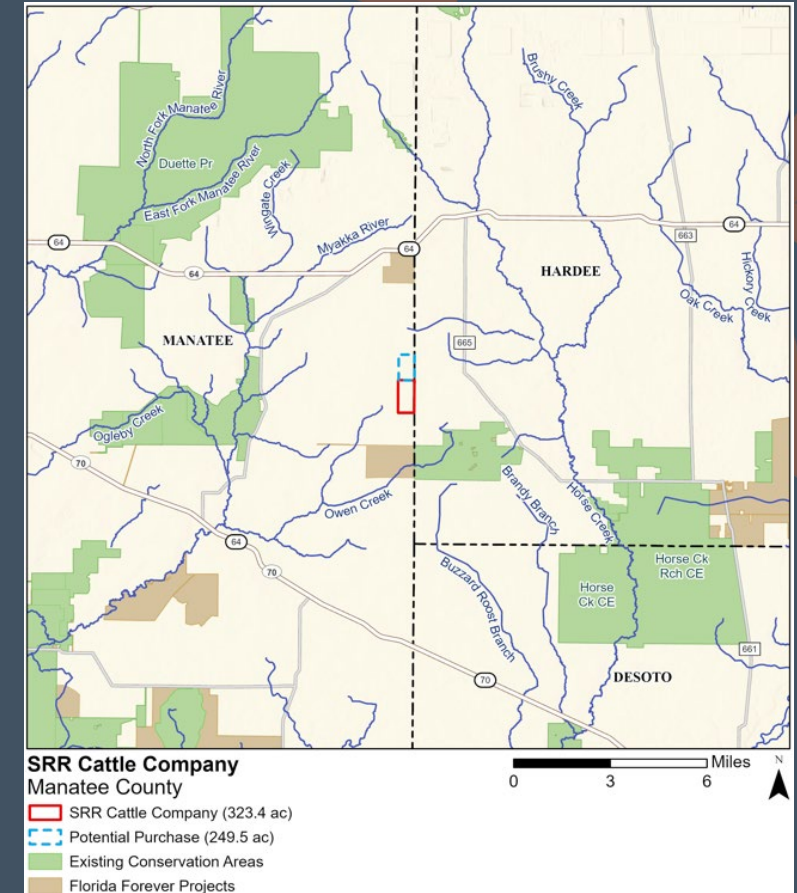
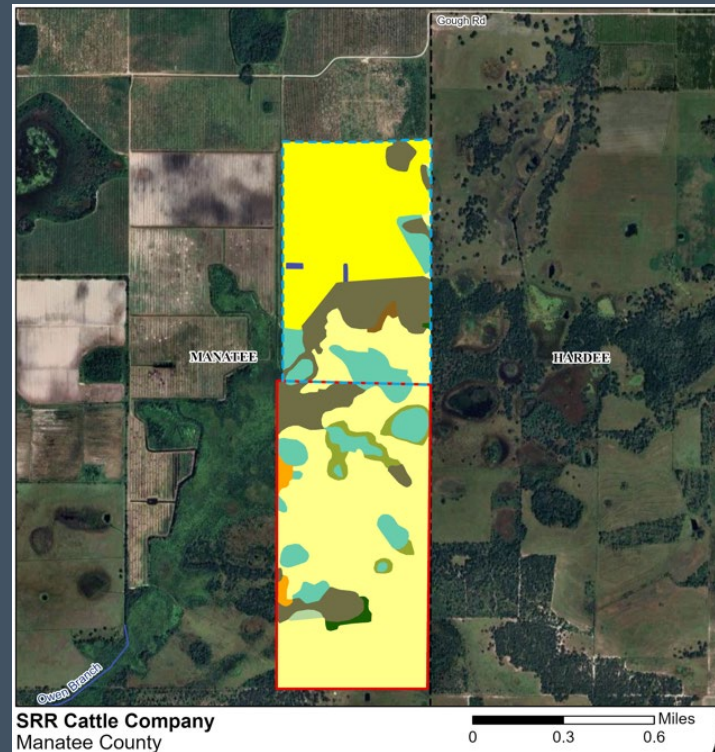
Zoning: Agriculture

Site Access: Gough Road

Basin: Owen Branch

Land Use Land Cover - 573 +/- Acres

SRR Cattle Company (323.4 ac)	183314 - Unimproved/Woodland Pasture (4.2 ac)
Potential Purchase (249.5 ac)	18332 - Orchards/Groves (137.2 ac)
Existing Conservation Lands (15,847.8 ac within Adam's Ranch)	2111 - Wet Prairie (13.9 ac)
Land Cover (CLC v. 3.8)	
1311 - Mesic Flatwoods (3.8 ac)	2233 - Mixed Wetland Hardwoods (79.8 ac)
1400 - Mixed Hardwood-Coniferous (0.2 ac)	2240 - Mixed Hardwood-Coniferous Swamps (2.3 ac)
1500 - Shrub and Brushland (1.8 ac)	3220 - Artificial Impoundment/Reservoir (1.3 ac)
183313 - Improved Pasture (266.7 ac)	



- Located directly along Manatee/ Hardee County line.
- Entirety of property is located within Priority 3 Area of Florida Wildlife Corridor.

Cypress Hammock

Property Owner

- Clifford Coddington – 11505 Curtis Rd, Myakka City PID #93100159 & 93100559

Acquisition – Conservation Easement with RFLPP

Current Land Use: Improved Agricultural Land with SFR/ Class I Grazing

Flood Zone: ~ 36 AC in A throughout property but mainly in most Northeasterly portion

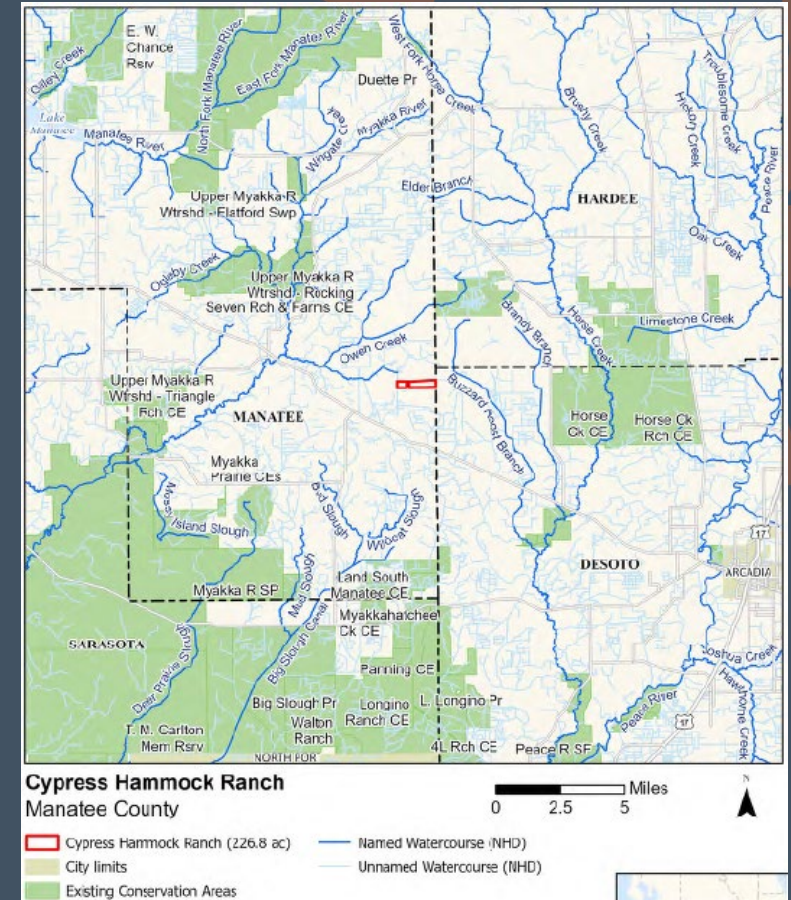
Zoning: Agriculture

Site Access: Curtis Road

Basin: Buzzard Roost Branch, Sand Branch, Wildcat Slough

Land Use Land Cover - 227 +/- Acres

 Cypress Hammock Ranch (226.8 ac)	 1840 - Transportation (0.1 ac)
Land Cover - CLC v. 3.7	 2120 - Marshes (4.1 ac)
 1311 - Mesic Flatwoods (1.1 ac)	 2211 - Cypress (23.9 ac)
 1400 - Mixed Hardwood-Coniferous (2.3 ac)	 2220 - Other Coniferous Wetlands (8.9 ac)
 183313 - Improved Pasture (186.4 ac)	



- Located on Manatee/ DeSoto County line just south of Hardee County line.
- Located fully within FEGN Priority 3 Area (Florida Wildlife Corridor)



Candidate Property Prioritization

- **Pope Ranch** (117 ac.) - Staff cannot move forward based on counteroffer received from landowner
- **QMF Parcel** (71 ac.) Staff cannot move forward based on counteroffer received from landowner
- **Anson Road Properties** (557 ac.) – Staff intending to make offer this week (3.3% over than highest appraisal)
- **LMR Connector #1** (153 ac.) and **#2** (41 ac.) – In negotiations
- **Taylor Grade** (150 ac.) – Staff intending to make offer by end of week
- **City of Bradenton Scrub Parcel** (± 550 ac.) – Conservation Easement – On Pause

ANSON



COB PARCEL



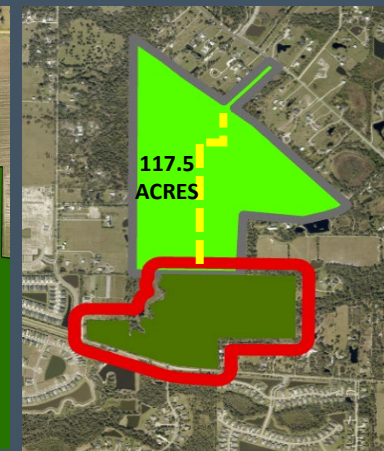
LMR CONNECTORS



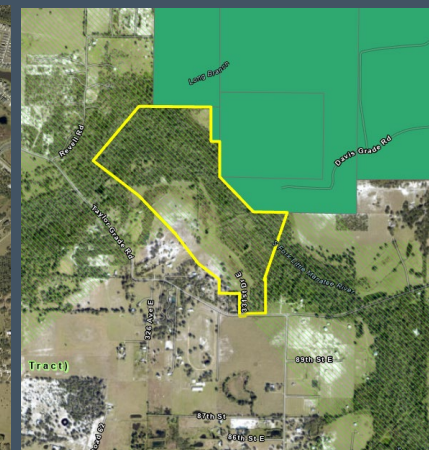
QMF PARCEL



POPE RANCH



TAYLOR GRADE



Fee-Simple Candidate Property Updates

- **Pope Ranch (120 ac.)**
 - Nominated by property owners in January 2026
 - Program staff visited property Feb. 13, 2026
 - Interested in Fee Simple Acquisition
- **LMR Connector #1 & #2 (190 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 (150 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 appraisal performed
- **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:**
1,088 Acres
- **Estimated total cost:**
~\$20,765,000



Conservation Easement Candidate Property Updates

- **Mossy Island Ranch (438 ac.)**
 - RFLPP MOA approved by BOCC 01/27/2026
 - County to be co-deed holder
 - Offer accepted by Owners mid-June 2026
 - Early to Mid-October closing date
- **Thundercloud West (1,045 ac.)**
 - RFLPP MOA approved by BOCC 01/27/2026
 - County to be co-deed holder
 - Offer accepted by Owners early June 2026
 - Mid-October closing date
- **Total Acreage in process to be protected:**
1,483 Acres
- **Total amount pledged for CE's:**
\$2,000,000
- **City of Bradenton Scrub Parcel (± 550 ac.)**
 - Has been in discussion since 2023
 - Currently 70 acres leased to MCSB for MTC Training
 - Considering Conservation Easement
- **The Taylor Ranch (183 ac.)**
 - Approved by ELMAC 11/03/2025
 - Awaiting MOA from RFLPP
 - \$250,000 pledge from Manatee County
- **Sweet Bay Property (25 ac.)**
 - Negotiations have been ended as of now due to staffs' inability to use funding towards CE



QUESTIONS?

- Next ELMAC meeting is October 5th, 2026



Anson Road Properties (557 Acres)

Total Acres: 557.49 Acres

Uplands: 515 ± acres

Wetlands: 42 ± acres

Location: Off SR 70 and Betts Road in Myakka City. Adjacent to Triple Oak Preserve, in Myakka River Watershed

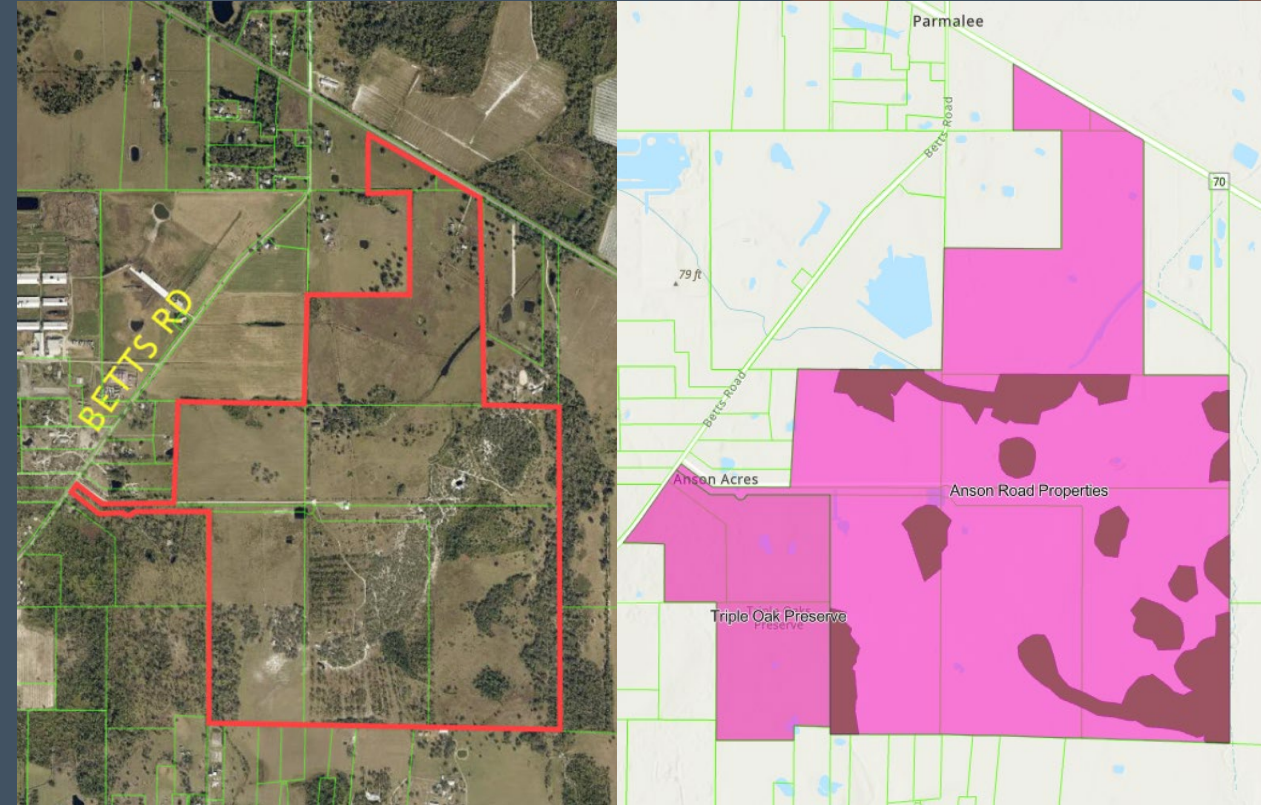
Highest Appraisal - \$13.94 Million (\$25,0005 / ac)

Property Owner Counteroffer - \$14.4 Million (\$25,830 / ac)

- \$460,000 difference (3.3% higher than appraisal)
- Less out 5 acres around existing warehouse and shooting range

Land Use Land Cover

- Scrub – 32 +/- ac
- Improved Pasture – 428 +/- ac
- Transportation – 2 +/- ac
- Wet Prairie – 6 +/- ac
- Marshes – 4 +/- ac
- Mixed Wetland Hardwoods – 12 +/- ac
- Swamps – 3 +/- acres
- Artificial Impoundment/Reservoir – 2 +/- ac
- Vineyard and Nurseries – 57 +/- ac
- Unimproved/Woodland Pasture – 9 +/- ac
- Mixed Hardwood Coniferous – 2 +/- ac



- Site located entirely within Florida Wildlife Corridor (FEGN Priority 3)
- Includes 89.14 AC of platted conservation easements
- Immediately adjacent to Triple Oak Preserve acquired in 2024
- Site is almost entirely (99.99%) within the Scrub Jay "Focal Landscape" as determined by the Florida Scrub Jay Recovery Team

LMR Connectors 1 & 2 (194 Acres)

Total Acres: 194 +/- acres

Location: Parrish off Taylor Grade Road, north of Moody Branch Preserve and south of LMR Corridor Addition (Hillsborough County)

Watershed: Little Manatee River

- **Highest Appraisal: \$2.54 million (\$13,093/ac)**
 - Owner counteroffer: \$17,000/ac (\$3.3 million)
- Have letter of support from Hillsborough County. Property would connect 3,000 acres of preserved lands in Manatee County with 9,000 acres of preserved lands in Hillsborough County
- Property is included within the state's Florida Panther Corridor Model

Land Use Land Cover

- Improved Pasture – 170 +/- ac
- Wet Prairie – 0.66 +/- ac
- Row Crops – 13.3 +/- ac
- Scrub – 4.5 +/- acres
- Other Surface Waters – <5 ac

