

CONSERVATION AND PARK PROJECT WORK PLAN

Site Name: Anson Road Properties

Area: +/- 557 acres

Parcel ID(s): 173602359, 173602409, 173602269, 173602209, 173602159, 173602109, 173602059, 174100008, 168410058, 168400059

Location: Myakka City – Betts Road and State Road 70 East

Zoning: Various Ag Land Uses Future Land Use: AG-R Current

Development Approvals: Anson Acres Subdivision Plat (PB 33, PG 94)

Natural Habitat and Features

Anson Road Properties is 557+/- acres located in the Myakka City area. The property consists of improved pasture (78%) with cattle grazing being the only management practice. Approximately 6% of the property is scrub and 10% pine plantation.

There are 2 single-family residences on-site that can benefit the county by serving as community center for Myakka City residents, Natural Resource Department (NRD) personnel headquarters for the over 600 acre preserve the connection would create. Buildings on-site could also be used as maintenance equipment storage facilities for Manatee County NRD staff.

Site Importance

Anson Road Properties is located within the Florida Wildlife Corridor and is nearby several conservation lands, including Myakka River State Park and Flatford Swamp (Southwest Florida Water Management District). If acquired, the property would fill a critical gap in a strategic north-south ecological corridor extending from Duette Preserve to Myakka River State Park. The project area, once restored, has the potential to provide quality scrub habitat capable of supporting the M4 metapopulation of Florida scrub-jay and improve the water quality and quantity of the Myakka River. The property also lies within the Scrub Jay Focal Landscape, a strategic approach designed to recover and protect the long-term viability of the M4 metapopulation of the federally listed Florida scrub-jay (*Aphelocoma coerulescens*). The property lies within the common dispersal distance of current scrub-jay populations where Manatee County is restoring and managing habitat. The Florida Fish and Wildlife Conservation Commission notes that restoration could help sustain the species in a portion of Florida that faces high development pressure and population growth.

Proposed Site Protection

Fee Simple Acquisition

Proposed Public Access

Anson Road Properties would be a dramatic expansion of Manatee County's Triple Oaks Preserve which was acquired by the Environmental Lands Program in 2024. This connection would create an approximately +/- 664 acre preserve that Manatee County citizens would be able to access and use recreationally. Recreational use includes (but is not limited to) hiking, biking, birding, horseback riding, fishing, etc. A desire for hunting has been proposed by commissioners as they have heard this as a want from their constituents. The property will be evaluated for its potential to host limited special opportunity hunts.

Resource Management

A robust resource management regime will be implemented focusing on the implementation of an integrated pest management program which prioritizes among plant and animal species for control, and identifies resources needed to meet ecological appropriate and economically feasible targets. Similarly, a prescribed fire plan that addresses fire mitigation and ecological restoration goals will be developed and implemented. Other Resource Management concerns revolve around basic site security, and resource protection through adequate fencing signage and rules enforcement. Routine monitoring for deleterious and destructive land uses, such as ATV-ing, dumping, poaching etc. will also need to be carried out.

Hydrologic Rehabilitation and Habitat Restoration

The property is located within the Tatum Sawgrass Slough basin of the upper Myakka River watershed and is hydrologically connected to the slough via an unnamed ditch. Ditch construction in the vicinity began around 1900, resulting in a drastic reduction in wetlands and surface water area between 1940 and 2024. If acquired, the Myakka Corridor Addition could be a candidate for a Surface Water Improvement Management (SWIM) Program to help restore historic hydrologic functions.

The site has a large proportion (approximately 78%) of improved pasture surrounding the scrub habitats. The County has developed the in-house capacity to prepare and restore approximately 25 to 50 acres per year limited by available staff time and seed. At this rate it will not be feasible to rapidly restore the pastures. Therefore, alternate management strategies for preventing pasture from developing into novel shrubby ruderal habitats will need to be employed. The two main strategies employed at other sites to maintain pasture in a holding pattern pending restoration include planting pine plantations of locally adapted native pine species and pasture maintenance using cattle. Both provide funding streams that can be re-invested into the property. A combination of the two may also be feasible. The Natural Resources department will move quickly to assess feasibility of both approaches as well as to identify partnerships that may be interested in research and/ or education around pine production, grazing, and/or silvopasture systems

The Natural Resources Department has consulted extensively with Carbon credit brokerage firms. This site is ideal for the implementation of a carbon credit program wherein the county could be substantially compensated for planting trees and allowing them to mature.

Scrub restoration has proven to be more difficult, time-consuming and costly. We anticipate however, that much of the scrub can be restored using fire and some mechanical manipulations alone. Other scrub polygons require extensive planting of shrubs and groundcover. This will proceed as funding allows and may be accelerated as available habitat at nearby conservation properties becomes occupied by Florida Scrub Jays.

Anticipated Costs, Funding Partnership(s) and Revenue

Acquisition: **\$14,400,000**

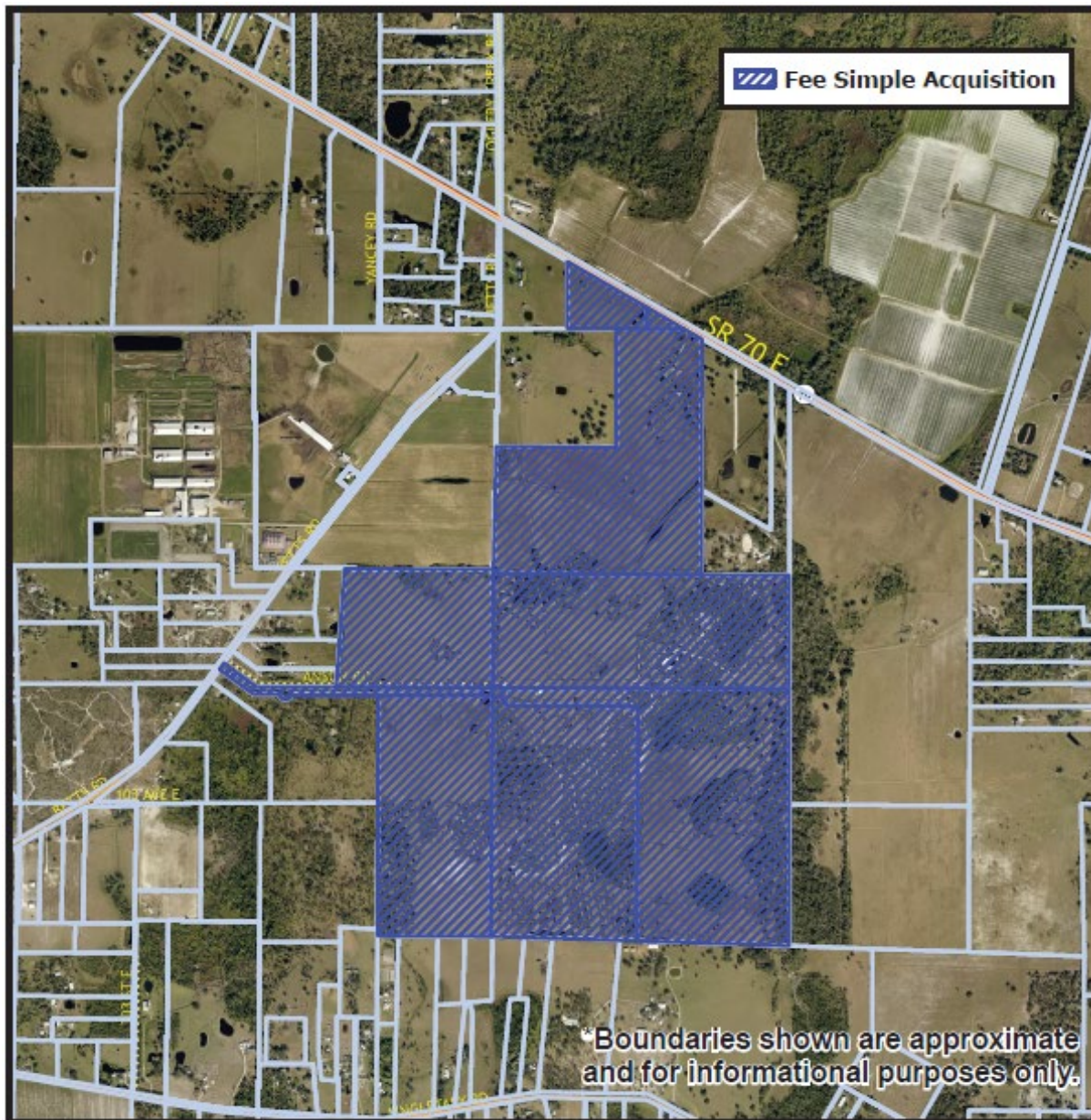
Capital Improvements and Equipment: Survey, Fencing, Culverts parking **\$450,000**

Restoration: **\$50,000(over 10 years)**

Maintenance: **\$35k (recurring)**

Grants: None tied to acquisition but potential with restoration

Location Map



FEE SIMPLE ACQUISITION

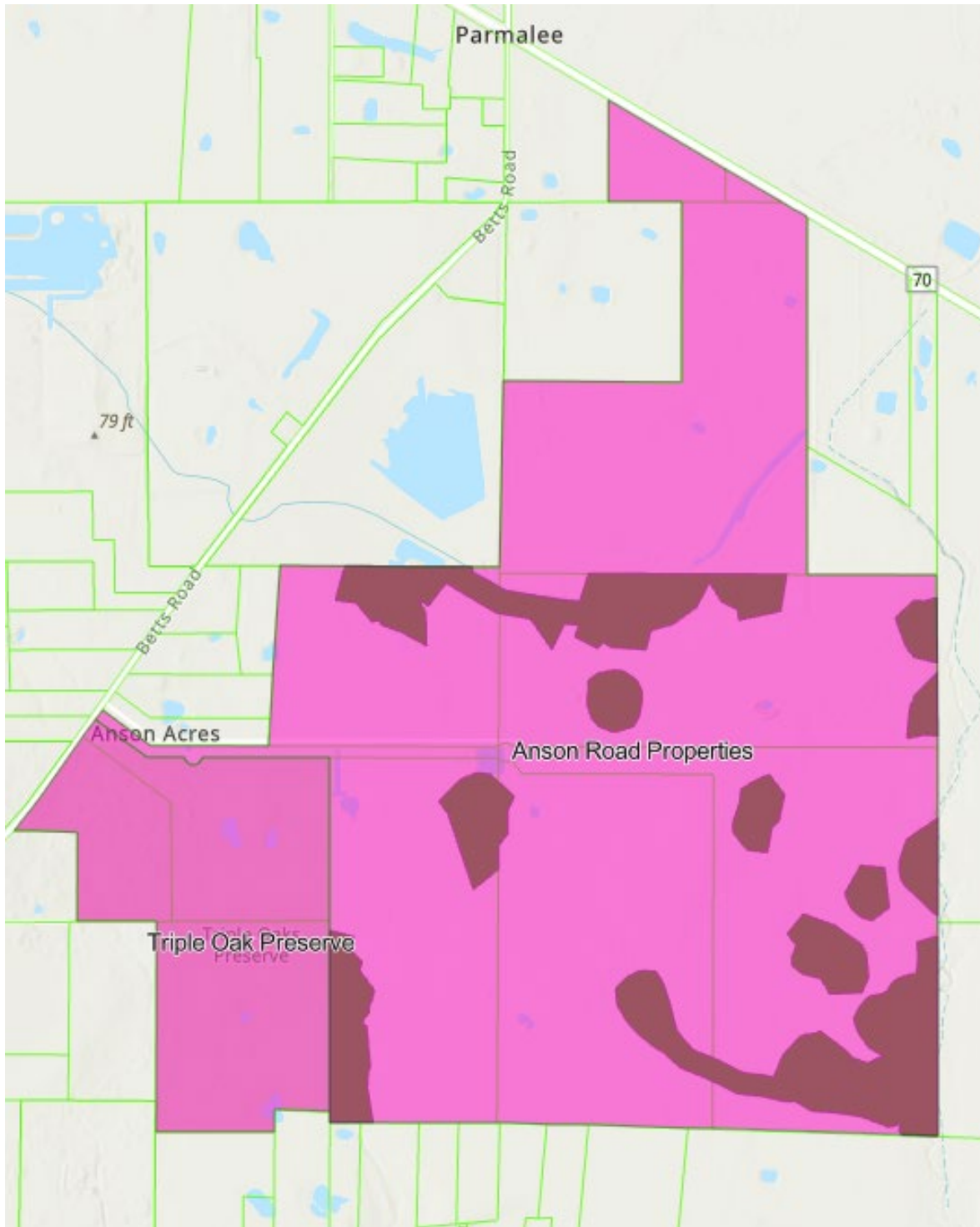
HILARIO S. COSTA, ADILIA M. COSTA AND ANSON ACRES LOT OWNERS ASSOCIATION INC.
ANSON ROAD

MYAKKA CITY, FLORIDA 34251

PID: 168400059, 168410058, 173602059, 173602109,
173602159, 173602209, 173602269, 174100008,
173602359, 173602409



DISTRICT 1 - CAROL ANN FELTS



Other Information

This property was submitted to Florida Forever and was “Triaged” by Florida Forever in October 2025. It was then rejected by Florida Forever after the attempted triage.

Surrounding Development

