

Charlotte County Conservation Charlotte Nominations

12421/12441 Burnt Store Rd (2026-50)

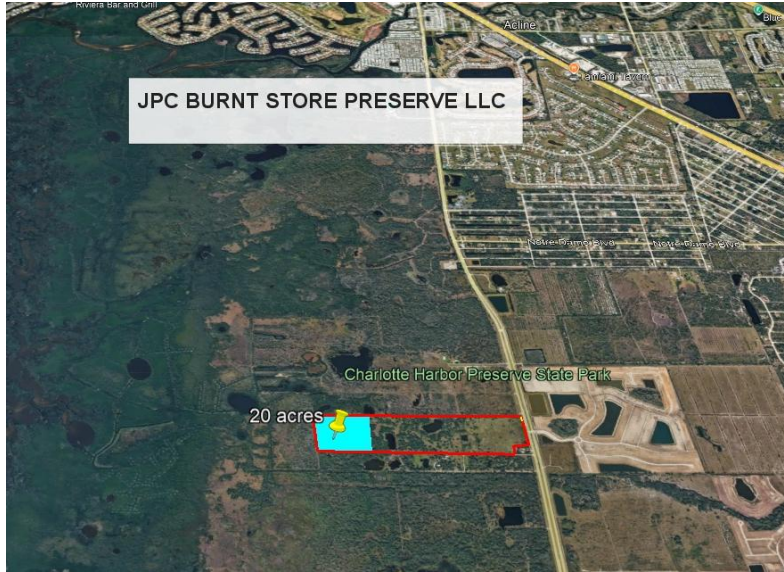
ESLOC – July 13, 2026

Community Services Department
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Phone: 941.613.3220
www.CharlotteCountyFL.gov



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FLORIDA

12421/12441 Burnt Store Rd (2026-50)



- Acreage: Nominated acreage is approximately 20 acres.
- Access: Nominated acreage does not have dedicated access.

- A site inspection was conducted by PNR staff on July 1, 2026.



12421/12441 Burnt Store Rd (2026-50)

DRONE VIDEO



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Habitat Present - Rarity

Mesic/Hydric Flatwoods – 20 acres

This habitat is closed canopy pine(*Pinus elliotti*) overstory with a dense understory of saw palmetto(*Serenoa repens*) and Sabal palm(*Sabal palmetto*) with various woody stem vegetation and grasses.

This parcel has had little management and some disturbance. The primary use appears to have been cattle grazing but Brazilian pepper has established significantly.

FNAI Global Ranking: (G4) Apparently secure globally.

Potential Listed Species: Florida panther, Florida black bear, Red-cockaded woodpecker.

Observed LS: American Alligator

% Exotic Coverage: 60%



Connectedness



- Property is located adjacent to state conservation lands.



- Only 20 acres in the back of the site was nominated for a split acquisition.
- No direct access, currently land locked.



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Habitat Quality



- This parcel has had little management and some disturbance.
- The primary use appears to have been cattle grazing.
- Brazilian pepper has established significantly. Approximately 60% of the site is comprised of exotics.

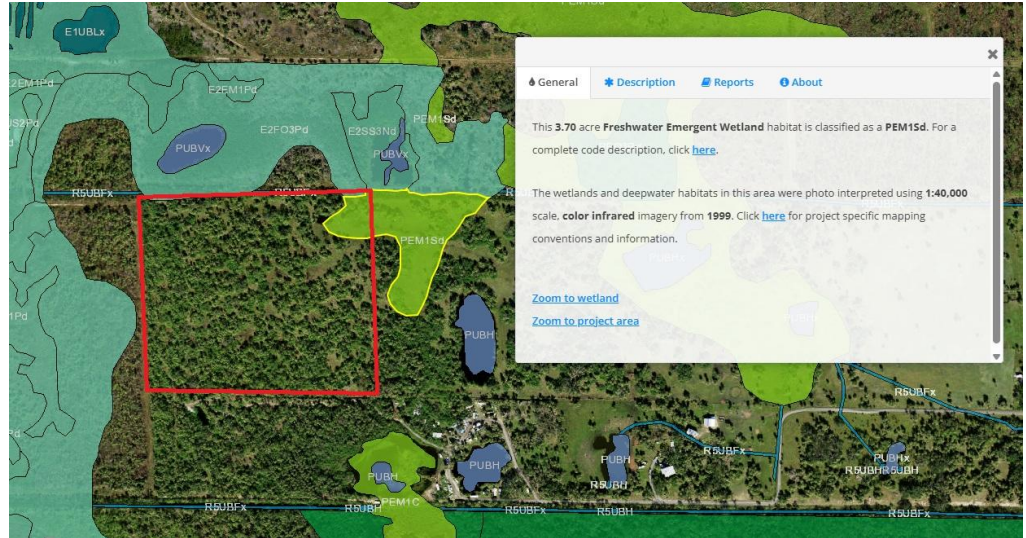
Management

- This parcel has good management potential.
- Lack of development on the surrounding parcels means a higher potential for prescribed fire applications with significant mechanical preparation.



Water Resources

- Not located adjacent to any tidal waterbodies.
- National Wetland Inventory does show several freshwater emergent wetlands throughout the site although may not be located on back 20 acres.



Voting Criteria

12421/12441 Burnt Store Rd, (2026-50) PID: 422305100001 20 Acres		
Criteria	Score	Comments
Rarity	4	Mesic flatwoods is a common habitat in Charlotte County.
Connectedness	1	Located adjacent to SWFWMD conservation lands.
Quality	3	High percentage of exotics on site. Sheet flow restoration needed.
Manageability	2	Access and trespassing concerns.
Water Resources	3	Significant hydrologic modifications on site (ditching).
	13	

DISCUSSION