

Charlotte County Conservation Charlotte Nominations

49161 Bermont LLC (2026-38)

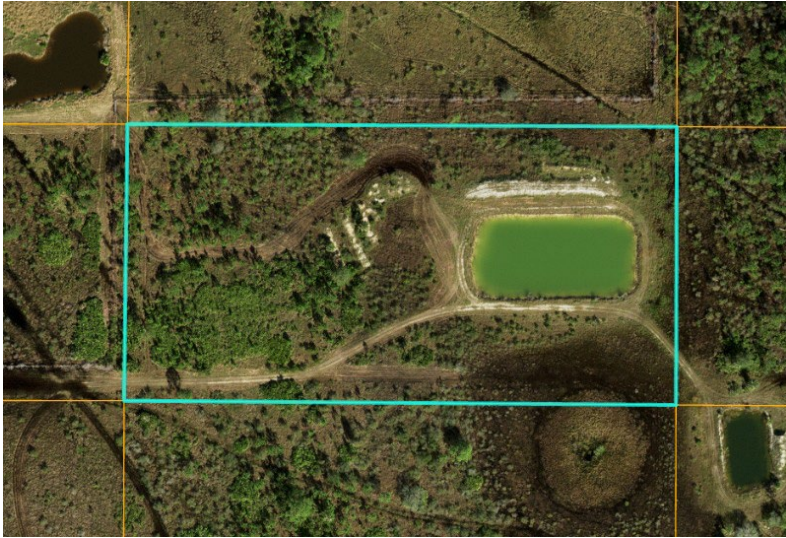
ESLOC – May 18, 2026

Community Services Department
1120 Centennial Blvd, Port Charlotte FL
Phone: 941.613.3220
www.CharlotteCountyFL.gov

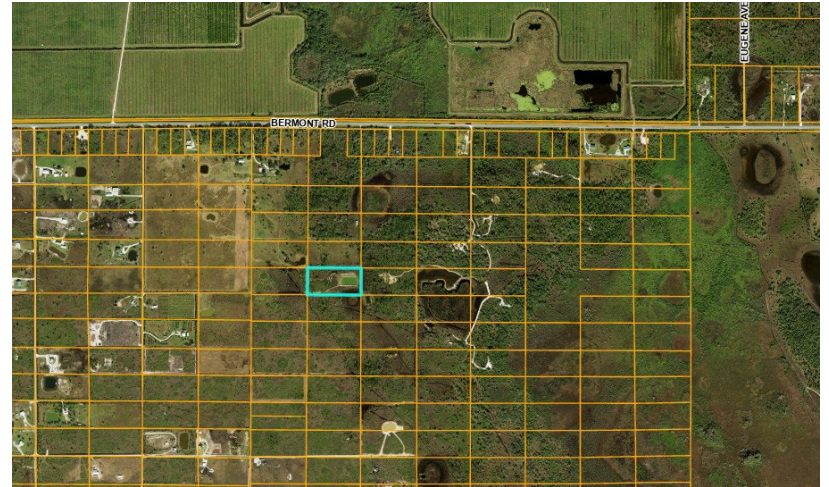


CHARLOTTE COUNTY
FLORIDA

41961 Bermont LLC (2026-38)



- A site inspection was conducted by PNR staff on April 27, 2026.



- Acreage: parcel is approximately 5 acres.
- Access: A declaration of right of way been provided but needs to be verified via a survey.

41961 Bermont LLC (2026-38)

DRONE VIDEO

Habitat Present - Rarity

- **Mesic Flatwoods** – 3 acres

Approximately 60% of the property consists of mesic flatwoods and upland pine. This habitat is a closed canopy pine (*Pinus elliotti*) overstory.

Understory was primarily made up of various grasses and native wildflowers like wire grass, tickseed, bachelor button, meadow beauty, and bog button.

FNAI Global Ranking: (G3) Either very rare and local throughout its range or found locally in a restricted range or vulnerable to extinction from other factors.

Potential Listed Species: Black bear (*Ursus americanus*), Red cockaded woodpecker (*Picoides borealis*) and Eastern indigo snake (*Drymarchon couperi*).

Observed LS: None

% Exotic Coverage: 0%



Habitat Present - Rarity

- **Disturbed** – 2 acres

Approximately 40% of the property is disturbed uplands consisting of a pond and fill material.

The pond is approximately 0.5 acres in size.

FNAI Global Ranking: N/A

Potential Listed Species: N/A

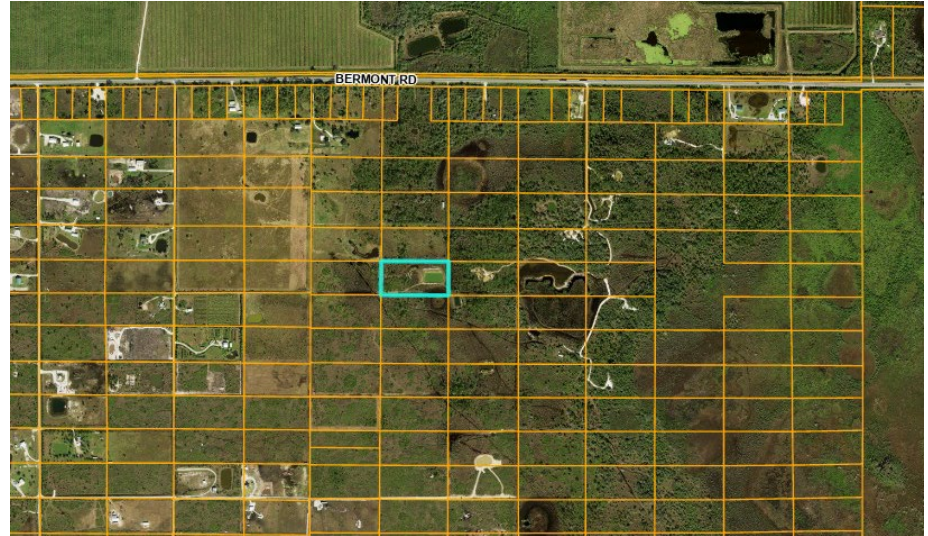
Observed LS: None

% Exotic Coverage: >5%



Connectedness

- Property is surrounded by privately owned rural land.
- A declaration of right of way been provided but needs to be verified via a survey.
- No maintained roads available to access the site.
- Site is not located near any existing county managed conservation lands.



Habitat Quality

- Overall, the site was in good ecological condition with lots of biodiversity, various wildflowers and grasses for understory with pine overstory.
- One Melaleuca was observed and no other exotics were seen.

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

- Parcel is all uplands.
- Parcel is over 20 miles away from tidal waters.



Voting Criteria

41961 Bermont LLC (Site 2026-38) PID: 412705151004 5 Acres		
Criteria	Score	Comments
Rarity	3	Well established native habitat located on site.
Connectedness	4	Small in size, surrounded by privately owned lands.
Quality	2	Existing native habitat in great condition despite disturbed pond area.
Manageability	2	Low density on surrounding larger parcels. Future development limited by zoning.
Water Resources	4	No wetlands on site, man-made pond has minimal ecological contributions.
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DISCUSSION