

Watermelon Pond			
Sheffield			
5/25/2023			
Project Score		Natural Community	Condition
6.13		Former Sandhill	Good/Fair
Inspection Date		Sinkhole	Good
5/5/2023		Sinkhole Lake	Good
Size (ACPA)			
40.29			
Parcel Number	Acreage (ACPA)	Other	Condition
02711-006-004	40.29	Successional Hardwoods	N/A
Section-Township-Range		Site Conversion Pine Plantation	N/A
11-11-17			
Buildings			
0 on ACPA, 0 during site visit			
Just Value	Just Value Per Acre		
\$ 161,160.00	\$4,000.00		
Total Value (Just, Misc, Bldg)	Total Value Per Acre	Archaeological Sites	
\$161,160.00	\$4,000.00	0 recorded on site, 0 in 1 mile within Alachua County	
Acquisition Type		Bald Eagle Nests	
Fee Simple		0 recorded on site, 1 in 1 mile	
REPA Score	7.47 out of 9.44 (Watermelon Pond ACF Project Area)		
KBN Score	N/A (Not in a Strategic Ecosystem)		

#### Overall Description:

The Sheffield property is located in Southwestern Alachua County between Newberry & Bronson, along SW 119<sup>th</sup> Ave., and is bordered to the east by Watermelon Pond Preserves' Ferran tract. The 40.29-acre property consists of one parcel (ACPA TPN 02711-006-004) under one family ownership and has been nominated as a fee simple acquisition. The property is currently not on the market and there is no current asking price. This property is located less than one quarter mile north of Goethe State Forest and its southeast corner touches Ashton Biological Station. Additionally, 100% of the property lies within the Watermelon Pond ACF project area. The natural communities present on the property include former sandhill, a sinkhole, and a sinkhole lake.

Wetland features on the property include a sinkhole lake, that in wet periods covers approximately 0.67 acres. This wetland is in the mid-west, portion of the property. There is a depression marsh just outside the southwest corner. The area where the hundred-year floodplain associated with this depression marsh that extends onto the property about 0.19 acres, so the southwest corner may be inundated during periods of flooding. There is also a sinkhole lake in the midwestern part of the property. The lower portion of the sinkhole lake's rim is dominated by maidencane grass, with other

grass species such as *Andropogon* inhabiting the higher end of the slope. The open water of the sinkhole lake is sparsely vegetated with spatter dock.

About one third of the upland portion of the property is former sandhill, in fair condition, with another third being site conversion sand pine plantation, and the final third consisting of successional hardwoods. The former sandhill is approximately 11 acres of the site conversion pine plantation that was harvested sometime after the 2020 aerial imagery was taken. The harvested area and the unharvested area of the sand pine plantation both have a diversity of understory sandhill species such as various species of pawpaw, turkey oaks, gopher apple, prickly pear, Florida rosemary, wiregrass, and more. These species seem to be doing better in the recently harvested area (former sandhill). The harvested area also has some logging slash piles of sand pines remaining & shrubby oaks beginning to regenerate (some oaks over head-height).

The successional hardwood habitat has a fairly open understory consisting mostly of blueberry species, saw palmetto, grapevine, winged sumac, & various oaks. There are some areas in the south & southwest that had some longleaf pine remaining in the overstory.

There were no invasive plants found during the site visit and minimal solid waste. The solid waste found was a plastic kiddie pool, small plastic doll carrier, two hunt stands, and two game feeders.

Wildlife observations included deer tracks, hog rooting (just outside the property around the wetland to the southwest), eastern fence lizard, pig frogs, gopher tortoise & armadillo burrows, & many bird species including multiple bobwhite quail calling throughout the visit, eastern towhee, common yellowthroat, northern parula, great crested flycatcher, and more.

No archaeological sites are known to occur on the property. Site disturbances include the bit of solid waste, piles of sand pines leftover from logging, and a few old ATV trails within the successional hardwood forest.

#### **Development Review:**

*This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified and is meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions.*

The parcel has a Future Land Use of Rural Agricultural. In accordance with the Alachua County Comprehensive Plan. Rural Agricultural areas are intended to be protected in a manner consistent with preservation of agriculture, open space, rural character, and the preservation of environmentally sensitive areas. The property is also located outside of the area designated as Urban Cluster in the Alachua County Comprehensive Plan, which is intended to direct future growth into defined areas thereby maximizing the efficiency of urban infrastructure while preserving environmentally sensitive areas. Under the current land use and zoning the property may be developed at a maximum intensity of 1 dwelling unit per 5 acres.

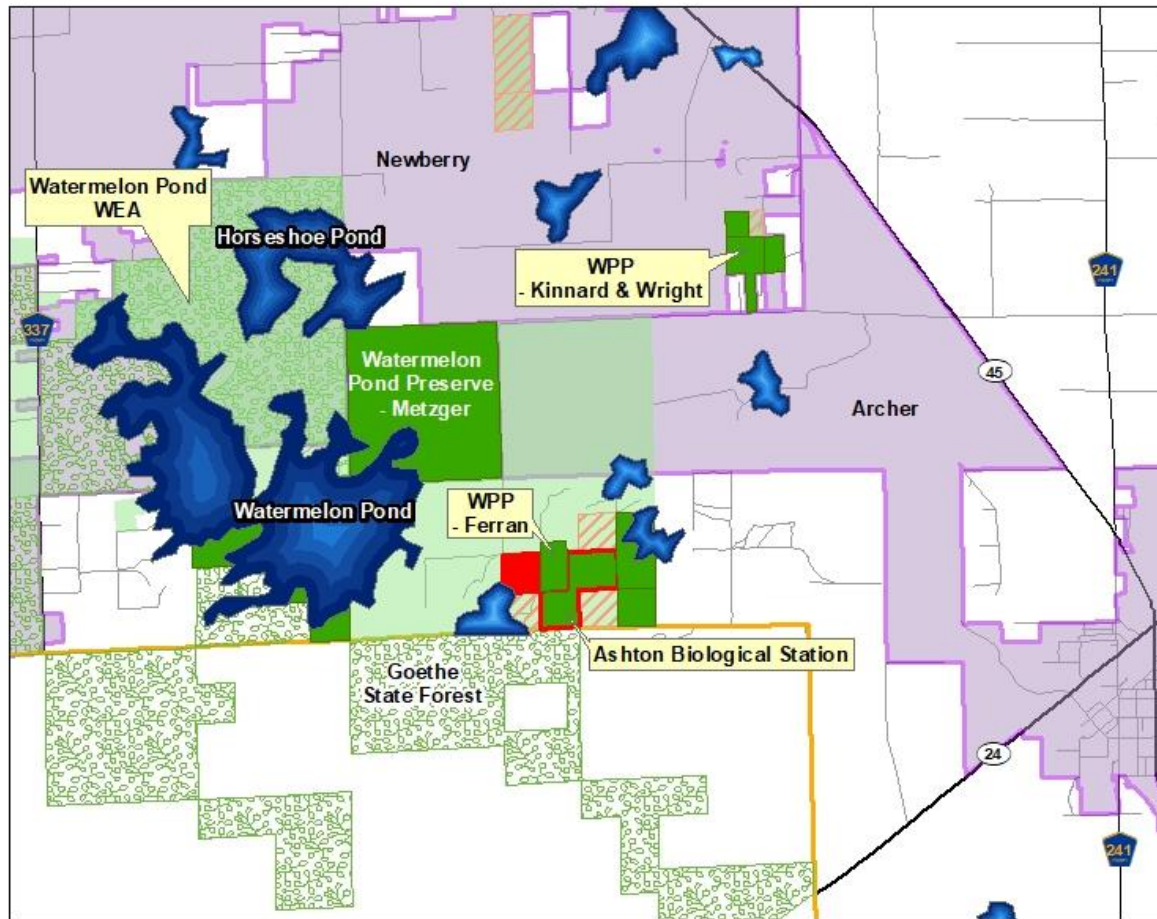
There is a small wetland on the parcel that would have protection from development activities under current regulations. As per Alachua County ULDC, the wetlands on site would be protected as well as an upland buffer surrounding the wetlands that will be required to maintain a 50' minimum width and 75' average width. The buffer area totals approximately 2.59 acres. Approximately 0.19 acres of the parcel are located within the 100-year flood zone. Any

development would need to comply with local and federal floodplain management regulations, and structures with mortgages will be required to purchase flood insurance.

Given the current zoning and future land use, this property contains mostly developable area. Wetlands, wetland buffers, and flood zones are unlikely to hinder development. The limited infrastructure may somewhat diminish the potential for development, although development pressure in western Alachua County is persistent.

Watermelon Pond - Sheffield - 5/25/2023					
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		5		
	B. Whether the property serves an important groundwater recharge function;		5		
	C. Whether the property contains or has direct connections to lakes, creeks, rivers, springs, sinkholes, or wetlands for which conservation of the property will protect or improve surface water quality;		1		
	D. Whether the property serves an important flood management function.		1		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		2		
	B. Whether the natural communities present on the property are rare;		3		
	C. Whether there is ecological quality in the communities present on the property;		3		
	D. Whether the property is functionally connected to other natural communities;		4		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		3		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		3		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		3		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		4		
(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern;		4		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		3		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		4		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		3		
	E. Whether the property offers high vegetation quality and species diversity;		3		
	F. Whether the property has low incidence of non-native invasive species.		4		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		2		
	B. Whether the property contributes to urban green space, provides a municipal defining greenbelt, provides scenic vistas, or has other value from an urban and regional planning perspective.		2		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.10	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.13
(II-1) MANAGEMENT ISSUES	A. Whether it will be practical to manage the property to protect its environmental, social and other values (examples include controlled burning, exotics removal, maintaining hydro-period, and so on);		3		
	B. Whether this management can be completed in a cost-effective manner.		3		
(II-2) ECONOMIC AND ACQUISITION ISSUES	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		2		
	B. Whether the overall resource values justifies the potential cost of acquisition;		3		
	C. Whether there is imminent threat of losing the environmental, social or other values of the property through development and/or lack of sufficient legislative protections (this requires analysis of current land use, zoning, owner intent, location and		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.00
	TOTAL SCORE				6.13

## Watermelon Pond - Sheffield Locator Map



- ACF Preserve
- Conservation Easement
- Sheffield Parcel 40.29 acres
- ACF Nominations
- Conservation Lands
- County Boundary
- Municipal Boundaries



0 0.5 1 2 3 Miles

DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various sources from which each data layer is obtained.



## Watermelon Pond - Sheffield Parcel Map



### Legend

- Sheffield Parcel (40.29 ac)
- ACF Preserve
- Conservation Easement



0 0.075 0.15 Miles

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