




Proposed Alachua County Forever Acquisitions

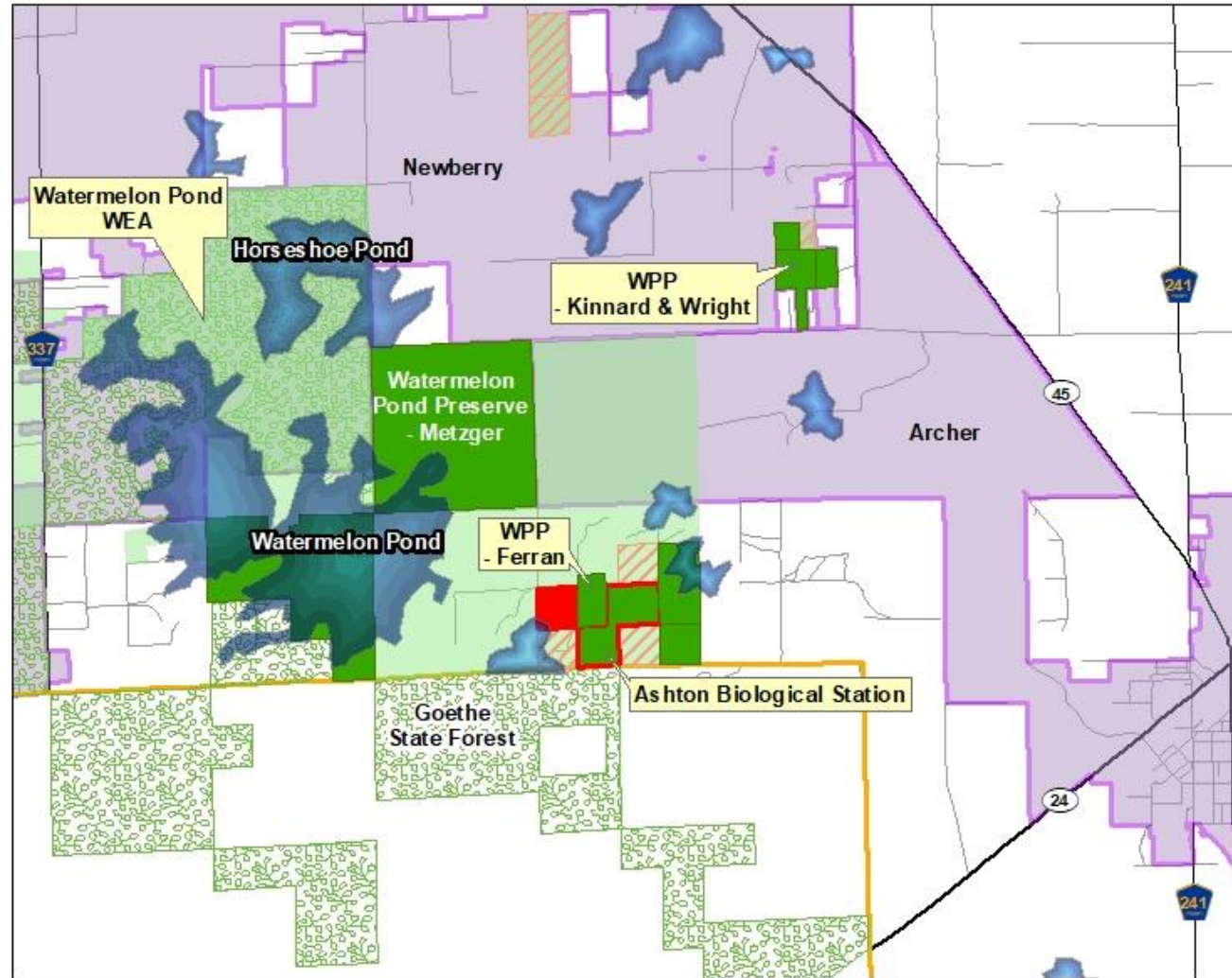
Watermelon Pond – Sheffield Acquisition

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Summary of Proposed Sheffield Acquisition

- **Owner:** Felton M. Sheffield, Jr.
 - **Parcel numbers:** 02711-006-004
 - **Acreage:** 40.29 acres±
 - **Zoning/Land Use:** Agriculture (A)/Rural-Agriculture
 - **Matrix project score:** 6.13
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Watermelon Pond - Sheffield Location Map



- ACF Preserve
- Conservation Easement
- Sheffield Parcel 40.29 acres
- Active Acquisition List
- Conservation Lands
- County Boundary
- Municipal Boundaries
- WPP Project Area



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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Sheffield Natural Resources and Recreation

- Natural Communities:
 - Remnant Sandhill, Sinkhole, Sinkhole Lake, Successional Hardwoods, Pine Plantation
- Located within the Watermelon Pond ACF Project Area
- Adjacent to County's Watermelon Pond Preserve - Ferran Tract and Ashton Conservation Easement, expanding the preservation footprint to 283 acres.
- Recreation:
 - Due to the limitations of the access easement on a small private dirt road, public access will be restricted to periodic nature group nature tours (by appointment only)











Summary of Proposed Sheffield Acquisition

- **Purchase Type:** Fee Simple
- **Land Management:** Alachua County - lead manager
- **Closing Date:** February 08, 2024 (135 days after September 26th)



Summary of Proposed Sheffield Acquisition

- Sheffield Option Contract: No Permitted Exceptions
- Non-standard exception, the County may permit: (Schedule B-II Title Exception #6)
 - #6. Easements reserved in deed recorded in O.R. Book 1118, Page 581; Public Records of Alachua County, Florida.



Summary of Proposed Sheffield Acquisition

- **Purchase price:** \$8,000.00/acre; \$322,320 total (subject to final survey)
 - The purchase price is equivalent to the average of the two appraisals: \$8,000.00 per acre.
- **Estimated due diligence cost:** \$27,450 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
- **Total Expenditure Request:** **\$384,747** (includes 10% contingency)

Sheffield Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Watermelon Pond – Sheffield Option Contract to purchase Real Property, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract;
 2. Approve the acquisition subject to unpermitted title exception #6, as listed in the attached Title Commitment;
 3. Authorize staff to execute additional documents as necessary to close the transaction; and
 4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
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