

**Watermelon Pond
Oelrich
8/24/2023**

Project Score		Buildings	
5.6 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
8/8/2023		\$1,763,100	\$15,000
Size (ACPA Ac)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
117.54		\$1,763,100	\$15,000
Parcel Number	Acreage (ACPA)	Acquisition Type	
02562-000-000	38.54	Fee Simple or Conservation Easement	
02562-009-000	39.42	Natural Community	Condition
02562-011-000	39.58	Sinkhole	Good
		Limestone outcrop	Good
		Other	Condition
		Successional hardwood forest	
		Clearing	
Section-Township-Range		Archaeological Sites	
14-10-17		0 recorded on site, 0 in 1 mile	
		Bald Eagle Nests	
		0 on site, 0 in one mile	

REPA Score Not in an ACF Project Area (Closest to Watermelon Pond, 7.47 of 9.44)
KBN Score N/A - Not in a Strategic Ecosystem
Outstanding Florida Waters N/A

Overall Description:

The Oelrich property is located in Southwestern Alachua County between Newberry & Archer, within the municipal boundary of Newberry. It has public road frontage along SW 46th Ave., and it is a little over half a mile east of US HWY 41/ SW SR 45. The property consists of three parcels (ACPA TPN 02562-011-000, 02562-009-000, 02562-000-000) under one ownership, totaling approximately 117.5 acres in size. It is not located within a Strategic Ecosystem or an ACF Project Area, but it is closest to the Watermelon Pond Project Area. The property primarily consists of successional hardwood forest with numerous shallow sinkholes and limerock outcrops. Although isolated from existing conservation lands, the property could still potentially serve as a recreational site as the surrounding areas continue to develop.

There is one central hardened road that cuts through the center of the property as well as various less maintained trails. The main road leads to an approximately 1.2-acre cleared area on the northernmost parcel that was originally meant for a homesite. Although it is currently much more wooded compared to surrounding parcels, the property has been cleared in various stages historically

based on aerial imagery. The current landowner has only owned the property since 2018, so specific past agricultural practices are unknown. Historic aerials suggest that the entire property was last fully cleared in the mid 1990's and was left to succeed after that point, with only portions of the southernmost parcel remaining less enclosed by tree canopy into the 2000-teen years. The majority of the site is composed of a successional hardwood forest dominated by mixed age laurel oaks and other fast growing mid-story species with scattered live oak, black cherry and loblolly pines. The understory is very open and sparsely vegetated. Observations based on the site visit indicate that the historic natural communities could have potentially included sandhill or upland mixed woodland. Native sandhill vegetation was present, but sparse and greatly shade-suppressed. Observed species included scattered wiregrass, a few Andropogon and pawpaw species, a couple mockernut hickories, winged sumac, beautyberry, blackberry, bracken fern, poison ivy, goldenrod, narrow-leaved ironweed, shiny blueberry, a few species of St. John's wort and various other forbs and ferns.

There are no wetlands on the property, but there were numerous dry, shallow sinkholes in good condition. The sinkholes ranged from wider, gently sloping basins to more steeply sided depressions with exposed limestone on the edges. Both sinkholes and smaller limerock exposures were common throughout the property. There were also a couple of manmade limerock structures as well. Mosses and ferns were frequently observed growing on limerock faces, but it was undetermined if any of the species were rarer limerock endemics.

Invasive plants on the property were present in low densities across the site and included, camphor tree, mimosa, Caesar weed, tuberous sword fern, and hairy indigo. Wildlife observations included numerous gopher tortoise burrows, rabbit, pileated woodpecker, turkey, and several swallow-tailed kites and Mississippi Kites, that were primarily foraging along the western boundary and in the neighboring pasture. The landowner has additionally observed Sherman's fox squirrels, raccoons, white tailed deer, diamondback rattlesnake, coyote, and bobcat on the property. No archaeological sites are known to occur on the property, and none are documented within one mile. Very little solid waste was observed on the property and included an old refrigerator in one of the sinkholes, and a couple newer stacks of pavers.

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 parcels are all owned by Aimee and Ivan Oelrich and have a Future Land Use of Rural Agricultural. In accordance with the City of Newberry Comprehensive Plan, Rural Agricultural areas are intended to be developed at lower densities and intensities consistent with rural areas, until such time as centralized potable water and sanitary sewer facilities and roads are provided. Under the current land use and zoning the property may be developed at a maximum intensity of 1 dwelling unit per 5 acres.

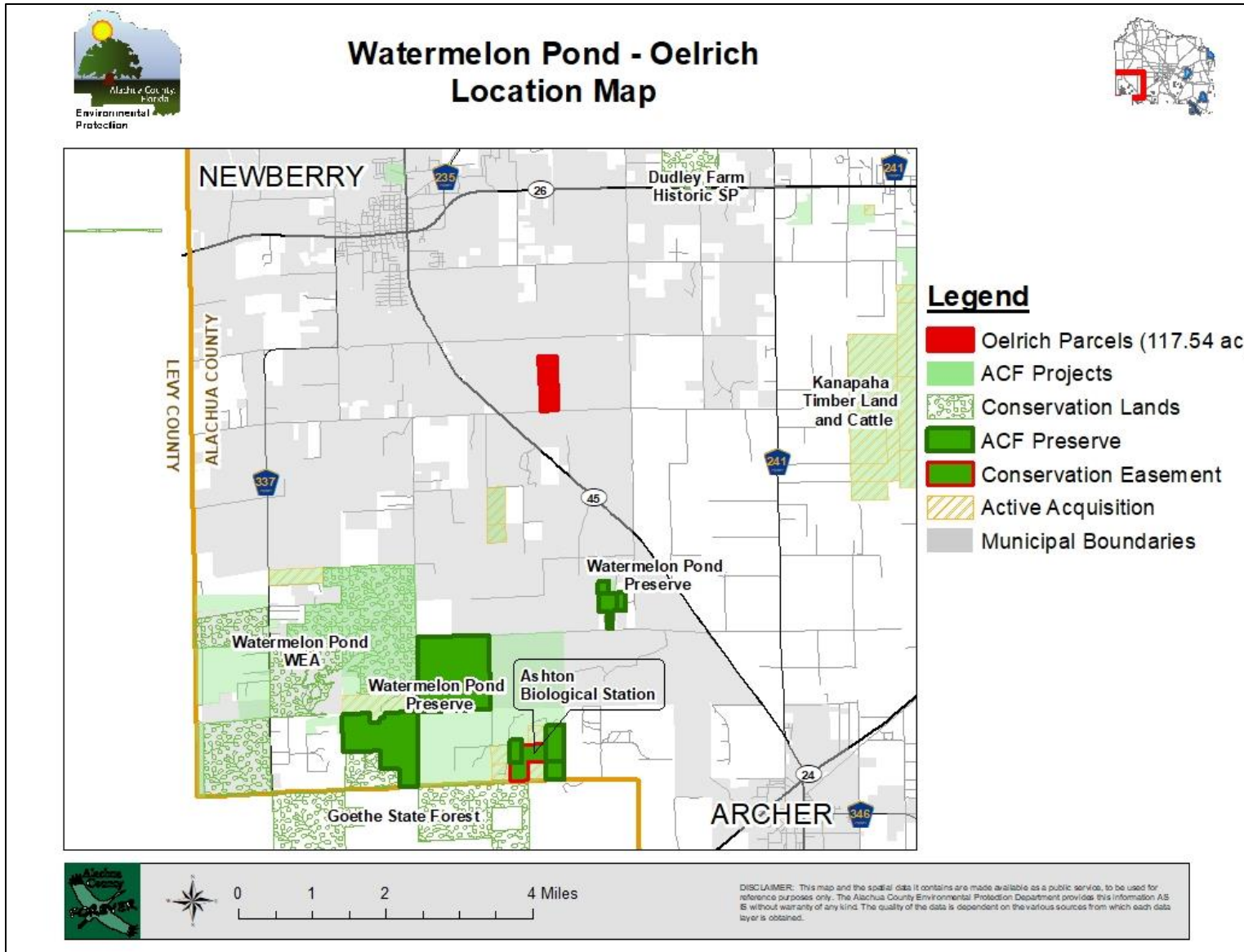
There are no wetlands, floodplain, or Strategic Ecosystem mapped on the property. There may be regulated listed species habitat (e.g. gopher tortoise) which requires up to 25% of the upland area to be preserved, per the Alachua County Countywide Natural Resources Protection Code. Much of the

property consists of relatively young, naturally regenerated trees but does contain some canopy openings and well drained soils suitable for gopher tortoise habitat. The presence of gopher tortoises would require compliance with State regulations which allow for relocation of the animals if they cannot be avoided by development.

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.

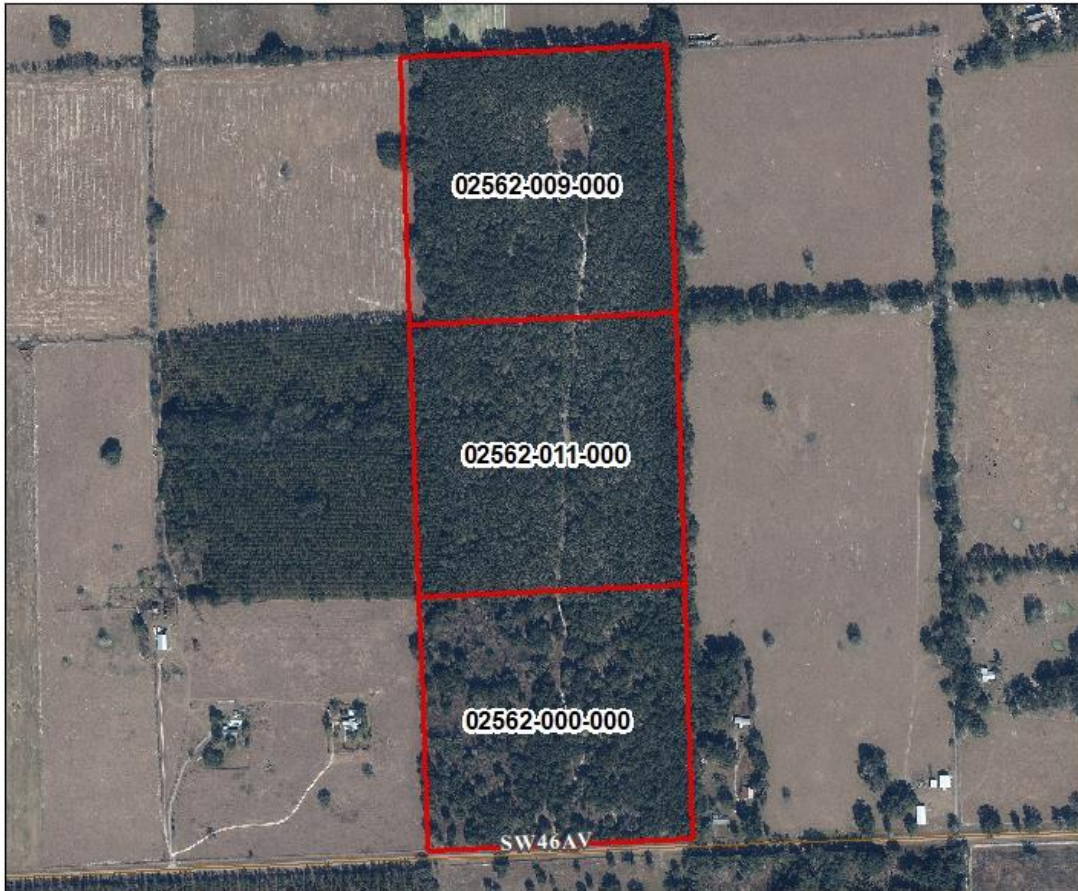
Watermelon Pond - Oelrich - 8/24/2023					
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would 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;		1		
	B. Whether the natural communities present on the property are rare;		5		
	C. Whether there is ecological quality in the communities present on the property;		2		
	D. Whether the property is functionally connected to other natural communities;		2		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		1		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		4		
	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;		2		
	B. Whether the property serves as documented or potential habitat for species with large home ranges;		4		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		3		
	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;		4		
	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.		1		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.90	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.87
(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;		1		
	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			2.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			1.73
	TOTAL SCORE				5.60
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

I:\Land Conservation\Land Conservation Matrix\Watermelon Pond\WAT site specific evaluations\Oelrich - Prepared by E. Uhlmann for August 24, 2023 LCB Meeting



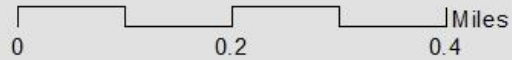


Watermelon Pond - Oelrich Parcel Map



Legend

- Oelrich Parcels (117.54 ac)
- Conservation Lands



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.