



Proposed Alachua County Forever (ACF) Acquisitions

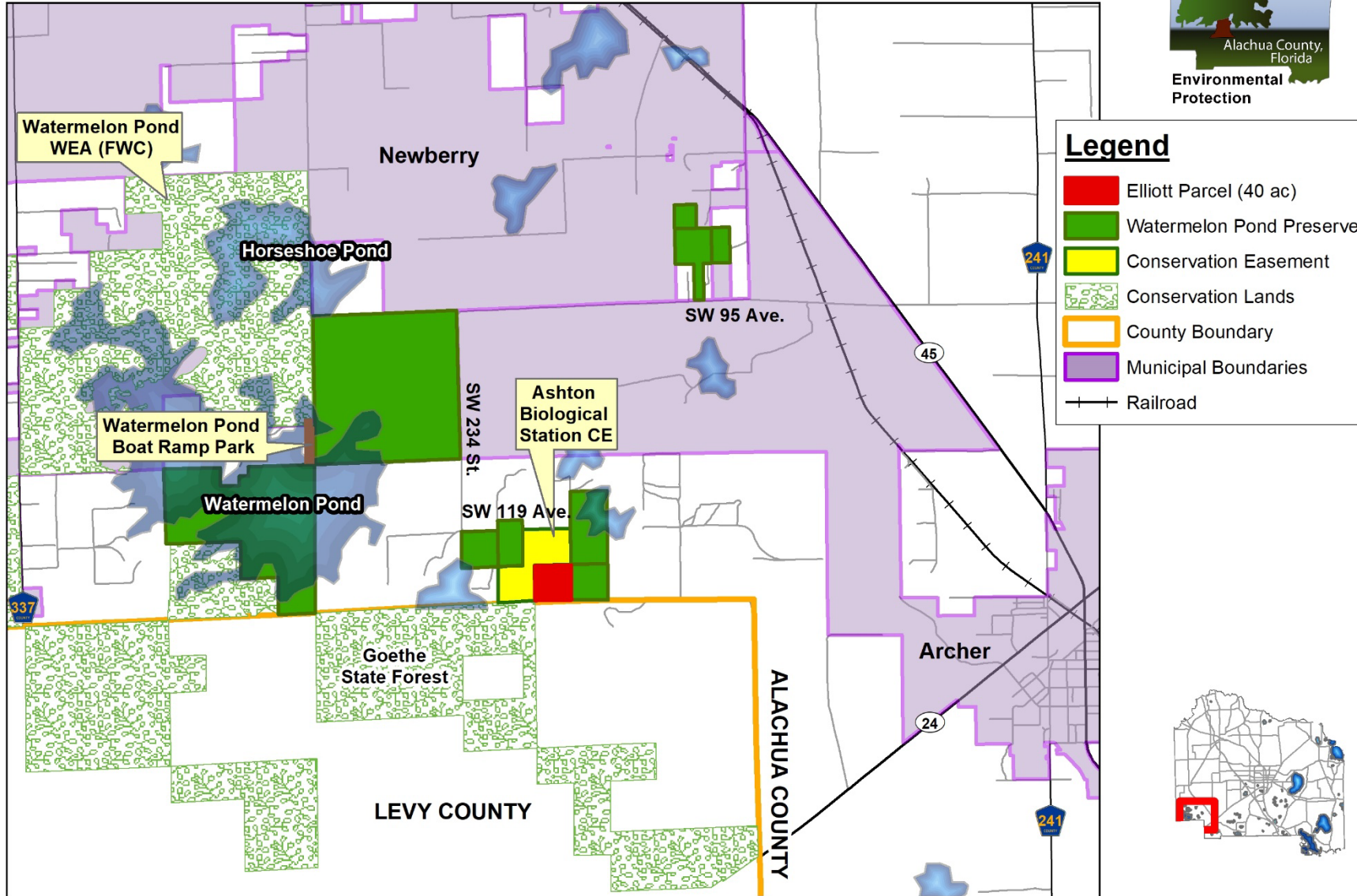
Watermelon Pond – Elliott Conservation Easement Acquisition

Andi Christman
Program Manager, Land Conservation & Management

Summary of Proposed Elliott Conservation Easement Acquisition

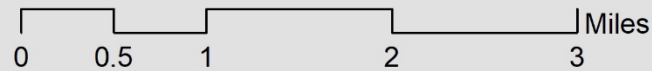
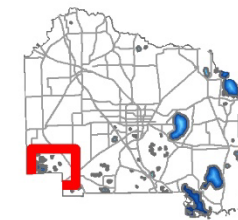
- **Owner:** Russell W. Elliott
- **Parcel number:** 02711-006-010
- **Acreage:** ± 40 acres
- **Zoning/Land Use:** Agricultural (A)/Rural-Agriculture
- **Matrix project score:** 7.13
 - Placed on the Priority Pool 4/25/2002 & Placed on Active Acquisition List 6/11/2002.

Watermelon Pond - Elliott Location Map



Legend

- Elliott Parcel (40 ac)
- Watermelon Pond Preserve
- Conservation Easement
- Conservation Lands
- County Boundary
- Municipal Boundaries
- Railroad



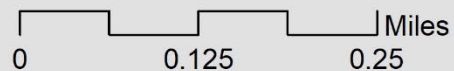
DISCLAIMER: This map and the spatial data it contains are made available as a public service, to be used for reference purposes only. The Alachua County Environmental Protection Department provides this information AS IS without warranty of any kind. The quality of the data is dependent on the various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

Watermelon Pond - Elliott Parcel Map



Legend

- Elliott Parcel (40 ac.)
- Watermelon Pond Preserve
- ACF Conservation Easement
- County Boundary



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.

Elliott Conservation Easement Natural Resources

- Natural Communities:
 - Sandhill, Scrubby to Mesic Flatwoods, and Oak Hammock
- Located within:
 - Watermelon Pond ACF Project Area
 - Florida Forever Watermelon Pond Project Area
- Addition to Larger Scale Projects:
 - Fills a conservation inholding between the County's Watermelon Pond Preserve – King Tract and the County's Conservation Easement on the Ashton Biological Preserve.
 - Contributes towards protecting as much of the Watermelon Pond area as feasible and adds to Alachua County's southern wildlife corridor.

Elliott Conservation Easement

Land Use Zones

Designated land use zones allow specified uses while also requiring certain conditions or limitations to protect the conservation values of the property.

- **Preservation Zone** – 36 acres (sandhill, scrubby to mesic flatwoods, and oak hammock natural communities, food plots)
- **Building Envelope** – 4 acres (Primary residence of landowner)

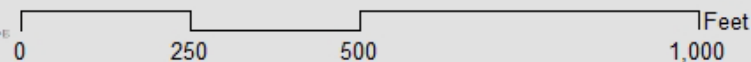
A conservation easement does not include the right of public access.

Watermelon Pond - Elliott Conservation Easement Zone Map



Legend

- Elliott Parcel (40 ac.)
- Building Envelope (4 ac.)
- Preservation Zone (36 ac.)
- ACF Preserve
- ACF Conservation Easement
- County Boundary



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.













Elliott Conservation Easement Acquisition Land Management Principles

1. Maintenance, enhancement and ecological restoration of native plant and wildlife habitat.
2. Protection of unique and fragile natural areas and rare species habitats, specifically sandhill and scrubby flatwoods.
3. Protection and maintenance of natural resource values in avoiding land fragmentation.
4. Protection of open space and the scenic and other distinctive natural characteristics of the landscape.
5. Maintenance of soil health and control of soil erosion.
6. Protection of surface water and ground water quality and recharge to the Floridan Aquifer, wetlands, riparian areas, and specifically Watermelon Pond.
7. Maintenance of the health of the forest resources.
8. Protection of federal and state listed imperiled species and their habitats.

Elliott Conservation Easement Prohibitions

1. Division, partitioning, lot-splitting, or subdivision in any manner of the Property;
2. Development rights or density credits transferred to any other property;
3. Construction or placing buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground not specifically permitted in the deed;
4. Dumping or placing soil or other substance or material such as landfill or dumping or placing of trash, waste, debris, or unsightly or offensive materials;
5. Removing or destroying trees, shrubs, or other vegetation (excluding exotic invasive species or for ecological restoration), “Removal of Vegetation and Introduction of Exotic Plants” deed sections, or “Conservation Easement Stewardship Plan”;
6. Surface use, except for purposes that permit the land area to remain predominantly in its natural condition;
7. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;
8. Commercial Water Wells are strictly prohibited on the Protected Property;

Elliott Conservation Easement Prohibitions cont'

9. There shall be no exploration for and extraction of oil, gas, minerals, peat, muck, marl, limestone, lime rock, kaolin, fuller's earth, phosphate, common clays, gravel, shell, sand, and similar substances, under and by virtue of the authority of a grant or reservation or other form of ownership of or interest in or control over or right to such substances;
10. Obtain a mortgage superior to the priority of the Conservation Easement;
11. Hunting or trapping outside compliance of Florida Laws or beyond, deer, turkey, and feral hogs;
12. Introduce, or allow the intentional introduction or propagation of non-native, exotic plants;
13. Activities that may reasonably be expected to adversely affect state and federally listed, threatened, or endangered species;
14. Introduce, or allow the intentional introduction or propagation of non-native, exotic plants;
15. Storage and application of Fertilizer;
16. Construction of new trails within the Preservation Zone.

Summary of Proposed Elliott Conservation Easement Acquisition

- Elliott Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #6, through #10:
 - #6. Easement as set forth in Warranty Deed recorded in O.R. Book 1132, Page 963, Public Records of Alachua County, Florida.
 - #7. Road Grade Crossing Easement in favor of Watermelon Triangle Corporation recorded in O.R. Book 1925, Page 2584, Public Records of Alachua County, Florida.
 - #8. Easement in favor of Central Florida Electric Cooperative, Inc. recorded in O.R. Book 2397, Page 2890, Public Records of Alachua County, Florida.
 - #9. Declaration by and between Russell Elliott, Watermelon Triangle Corporation and CSX Transportation, Inc. recorded in O.R. Book 2210, Page 2689, Public Records of Alachua County, Florida.
 - #10. Easement as set forth in Warranty Deed recorded in O.R. Book 1026, Page 472, Public Records of Alachua County, Florida.
- **Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.**

Summary of Costs

Elliott Conservation Easement Acquisition

- Estimated due diligence cost = \$37,400
 - Boundary survey and signage
 - Title insurance
 - Baseline Documentation Report
 - Phase I ESA
 - Attorney's fees and recording
- Total Expenditure Request: = \$206,140
 - Land cost = \$150,000
 - Due diligence = \$37,400
 - 10% contingency = \$18,740
- Closing Date: August 29, 2024

Elliott Conservation Easement Acquisition Recommendations

1. Approve and authorize the Chair to:
 - a) Exercise the Watermelon Pond – Elliott Option Contract to purchase a Conservation Easement, 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, and
 - b) Execute the Watermelon Pond – Elliott Conservation Easement Deed in advance of closing;
2. Approve the acquisition subject to the non-permitted title exceptions, #6, #7, #8, #9, #10, and to the subject to the concurrence of the county attorney and of the closing attorney;
3. Authorize staff to execute additional documents as necessary to close the transaction;
4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.