

Watermelon Pond Project
Section 11, Township 11, Range 17

Name: Russell Elliott

Matrix Score: 7.13 of 10 (Environmental Score 4.1 of 6.7, Economic Score 3.0 of 3.3)

Parcel Numbers: 02711-006-010 40 acres

Total Size: 40 acres

FEMA Flood Hazard and Wetlands 0.12 acres

PROPERTY DESCRIPTION: The Elliott property contains sandhill, scrubby to mesic flatwoods and oak hammock. There are no wetlands present on the property. It is in good condition and was burned in 1999 with the assistance of the Ashtons. Mr. Elliott has planted long leaf pine, and he maintains food plots, feeders and fruit trees on the property to enhance wildlife usage. According to Ray Ashton in the documentation submitted with the ACF Section 11 nomination form, "This property shares virtually all species of wildlife with the Preserve. Since the owner maintains food plots and wildlife feeders year round, it has become a feeding station for deer, turkey, gopher tortoise and many species of birds. Wildlife movement patterns for much of the ridge and into the Watermelon CARL project have changed toward this property the past two years. Gopher tortoises, Shermans fox squirrel, indigo snake, and Florida Pine Snake have been seen on the property and are part of the population that are under observation on the Preserve."

Remnants of a turpentine still from the turn of the century were observed on the property.

ECONOMIC/ACQUISITION ISSUES: Mr. Elliott is interested in exploring the possibility of a conservation easement. The Alachua County Property Appraiser's 2001 Just value for the property excluding the homestead and associated structure is \$33,600 or \$840/acre. This figure is for comparative purposes between nominated properties, and is not necessarily an accurate reflection of the true cost of the property if acquired by the Alachua County Forever Program.

DEVELOPMENT REVIEW

Location	Southwestern Alachua County, along Levy County line between Newberry and Archer.
Market Conditions	Slow to moderate demand for large-lot (5-10+ acre-lot) single-family detached housing, and manufactured home sites.
Land Use	Current: Single-family residence, acreage in oak sandhill. FLU Map: Rural/Agriculture (1 unit per 5 acres).
Zoning	A (Agriculture, 1 DU per 5 acres).
Parcel Subdivision	Currently one approx. 40-acre tract. Potentially 7-8 lots.
Owner Intent	Not indicated.

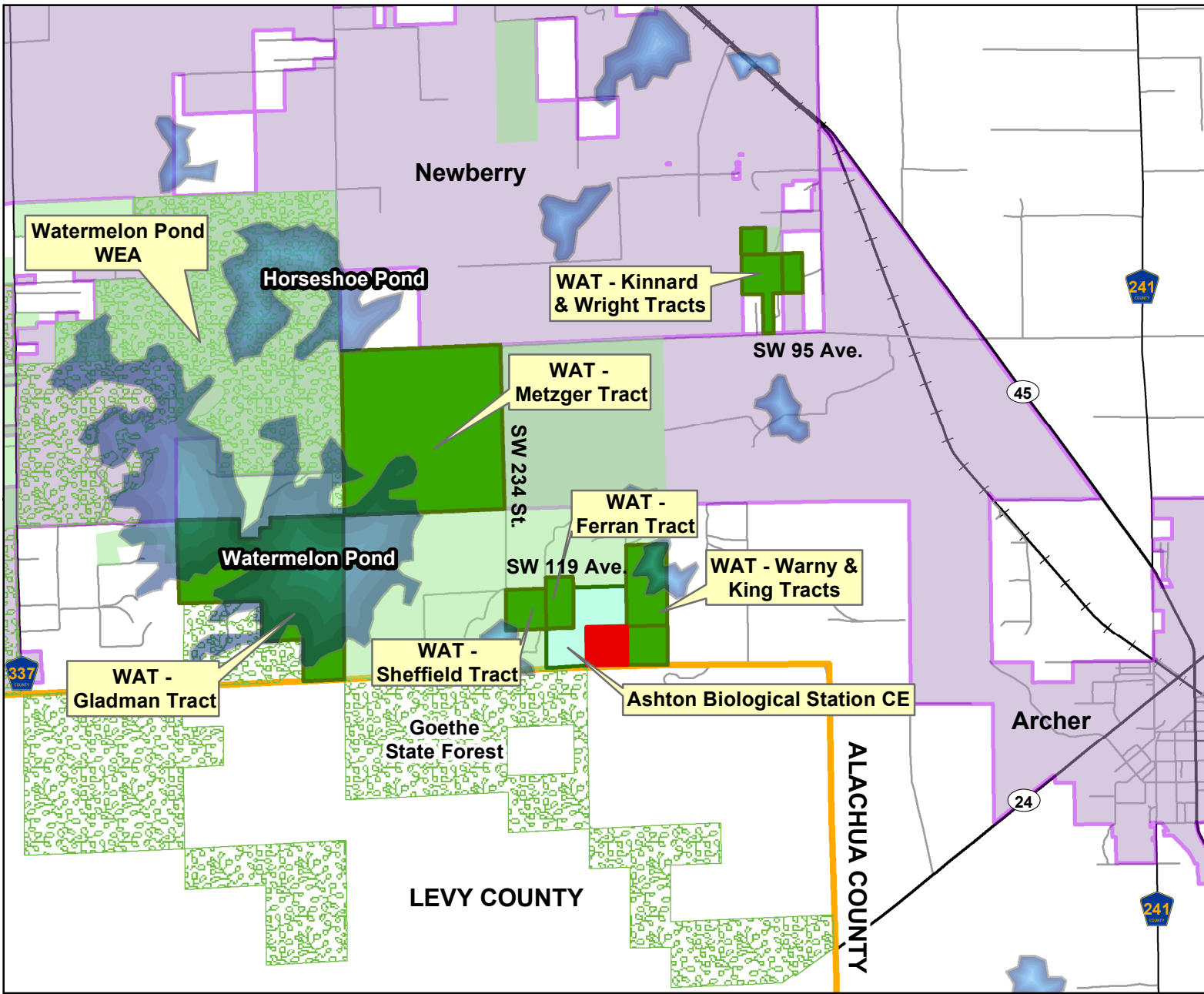
DEVELOPMENT SUMMARY:

The project site has development potential for single-family detached residential use. The site is distant from public infrastructure and services and is not readily accessible. A rural subdivision with up to 6 lots could be feasible. This project area is subject to development pressure from Newberry and Archer, both of which are aggressively pursuing annexation.

Watermelon Pond - Elliott (Draft date 3/7/02)

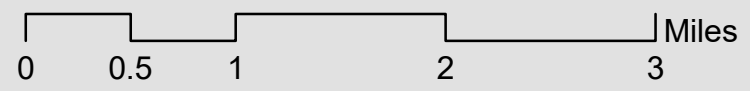
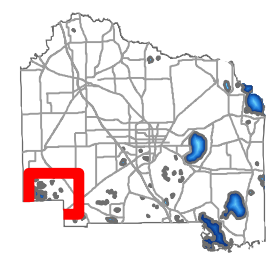
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
(I-1) PROTECTION OF WATER RESOURCES	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable 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;		3		
	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		2		
	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;		2		
	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;		5		
	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;		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;		4		
	E. Whether the property offers high vegetation quality and species diversity;		4		
	F. Whether the property has low incidence of non-native invasive species.		3		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		1		
	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.		3		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.1	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.3333			4.1
(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);		4		
	B. Whether this management can be completed in a cost-effective manner.		5		
(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;		5		
	B. Whether the overall resource values justifies the potential cost of acquisition;		5		
	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		3		
	D. Whether there is an opportunity to protect the environmental, social or other values of the property through an economically attractive less-than-fee mechanism such as a conservation easement.		5		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			4.5	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.6667			3.0
	TOTAL SCORE				7.13

Watermelon Pond - Elliott Location Map



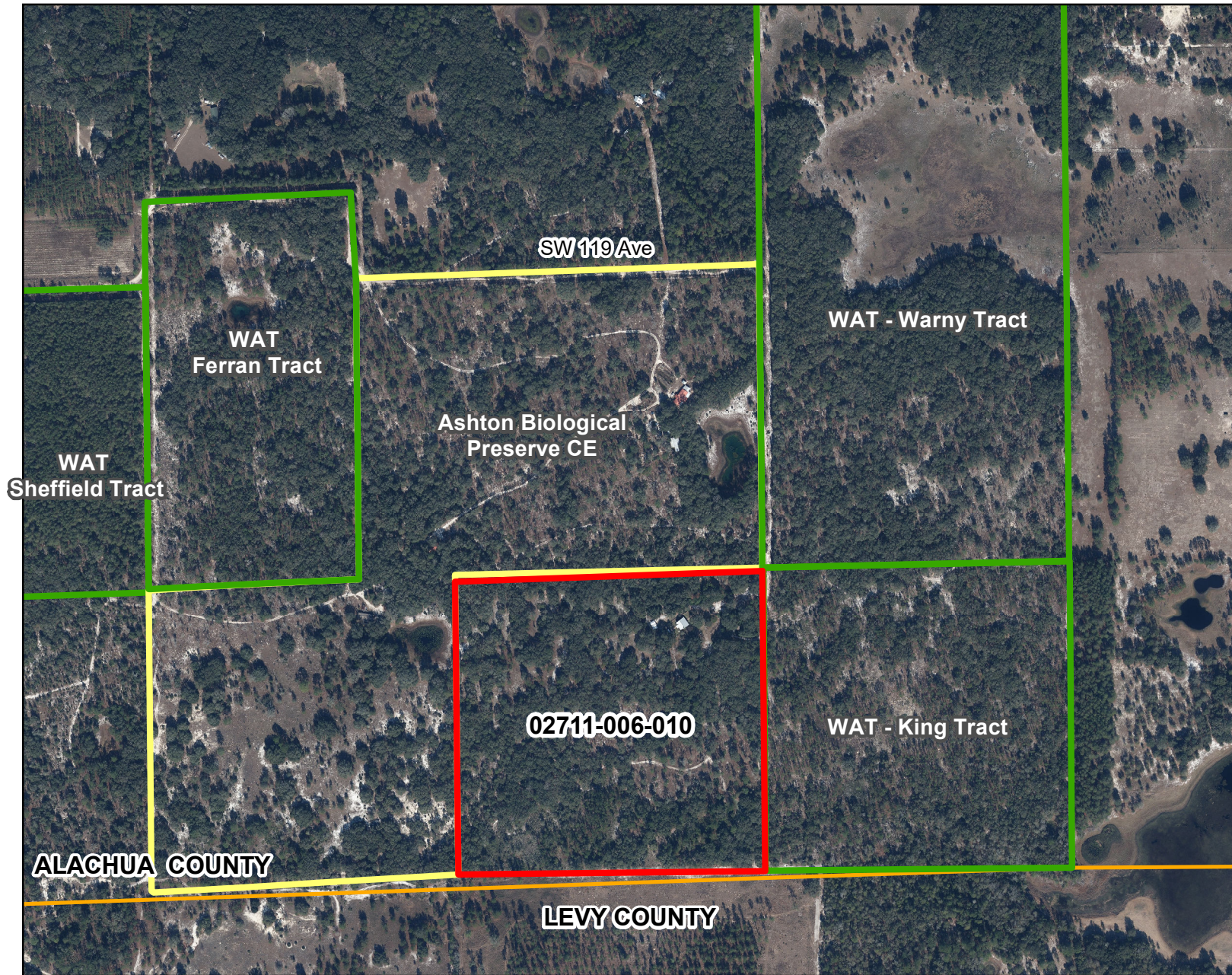
Legend

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



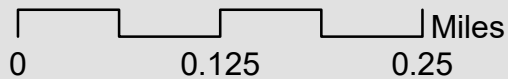
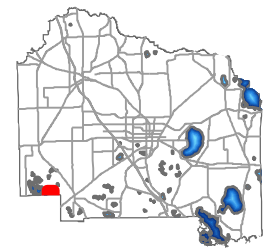
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Watermelon Pond - Elliott Parcel Map



Legend

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



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