

**Watermelon Pond  
Dumford and Palmer  
5/23/2024**

<b>Project Score</b>		<b>Buildings</b>	
6.27 of 10.00		4 on ACPA, 4 on site 2 mobile homes & 2 sheds	
<b>Inspection Date</b>		<b>Just Value</b>	<b>Just Value Per Acre</b>
5/8/2024		\$342,500	\$5,000
<b>Size (ACPA Acres)</b>		<b>Total Value (Just, Misc, Bldg)</b>	<b>Total Value Per Acre</b>
68.5		\$368,317	\$5,377
<b>Parcel Number</b>	<b>Acreage</b>	<b>Acquisition Type</b>	
02697-002-000	68.5	Fee Simple	
		<b>Natural Community</b>	<b>Condition</b>
		Sandhill	Good
		<b>Other</b>	<b>Condition</b>
		N/A	
<b>Section-Township-Range</b>		<b>Archaeological Sites</b>	
06-11-17		0 recorded on site, 10 in 1 mile	
		<b>Bald Eagle Nests</b>	
		0 on site, 0 in one mile	

**REPA Score** 7.47 of 9.44 (Watermelon Pond - ACF Project Area)

**KBN Score** Ranked 15 of 47 projects (Watermelon Pond)

**Outstanding Florida Waters** 0

*\*ACPA = Alachua County Property Appraiser*

The 68.5 acre Dumford & Palmer property is located in the southwest portion of Alachua County, 6.5 miles south of Newberry and 7.6 miles west of Archer. The property consists of one parcel (ACPA TPN 02697-002-000) and has been nominated for consideration as a fee simple acquisition. The parcel currently falls within the Watermelon Pond Alachua County Forever (ACF) project area, and 99% of the property falls within the Watermelon Pond strategic ecosystem. A tract of Goethe State Forest is located directly across CR 337 to the east, and there are additional tracts within a half-mile to the north and south.

The entire property is sandhill with minimal human impact, very little successional hardwood encroachment, and wide range of species diversity. The sandhill is in good condition. Mature longleaf pines are found throughout, and young longleaf pines are regenerating naturally. Numerous blue jack and turkey oaks also comprise much of the property. Wiregrass is abundant in the understory, along with love grass, lopsided Indian grass, Florida rosemary, sandhill milkweed, butterfly weed, and other native species. The property owners planted approximately 3 acres of slash pine in an area east of the homesite, and these trees are around 20ft tall at present. No recent

evidence of fire activity can be found onsite; however, while there are small areas where successional hardwoods are starting to become more dominant, the site has retained much of the open grassy qualities of a sandhill.

There are four structures onsite within a 1.5-acre footprint on the southwest side of the property. These include a shed with power and an attached covered work area, an additional wooden shed, a single wide trailer in a state of disrepair, and a double wide trailer which is currently being occupied by the property owner. There are also 2 wells on the property which seem to be associated with the residences. There is a small amount of solid waste within the 1.5-acre area of the existing homesite, but the rest of the property is relatively free of human-debris. The owner wants to sell the property to the County fee simple but plans to retain a small footprint on the east side. She would like to relocate the existing homesite to a corner closer to CR 337 for easier access to emergency services.

Much of the parcel was free of invasive plants, and staff only observed two Chinese tallow trees, no more than 4 feet tall, during the site visit. Scattered patches of Centipede grass were also found on site, primarily on the main road in, around the mobile homes, and one small patch on the boundary southeast of the residence. Wildlife observed on the site visit includes wild turkey, summer tanager, American crow, active gopher tortoise burrows, carolina wren, yellow throated vireo, eastern bluebird, tufted titmouse, and blue grey gnatcatcher. The homeowner has also witnessed fox squirrels, opossums, raccoons, pileated woodpeckers, and eastern diamond back rattlesnakes.

#### **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 property is owned by Dumford and Palmer. 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. Under the current land use and zoning the property may be developed at a maximum intensity of 1 dwelling unit per 5 acres.

The property is located in a High Aquifer Recharge Area, a high vulnerability zone of the Floridan Aquifer. The Alachua County Unified Land Development Code (ULDC) SEC 406.59 outlines the regulations that may be applied to minimize potential adverse impacts to water quality and quantity associated with land uses and activities in these areas. Further investigation would be needed to determine if there are any Significant Geologic Features (SGFs) on the property. SGFs include but are not limited to sinkholes, caves, and limestone outcrops that typically occur in the sensitive karst areas. These features may be protected by a 50-150-ft buffer depending on their unique qualities. Determinations are made on a case-by-case basis. In addition, approximately 99 percent of the property is located in the Watermelon Pond Strategic Ecosystem, which requires set aside of up to 50% of the

upland area in accordance with ULDC SEC. 406.35. There are no wetlands or flood zones on the property.

The current zoning and future land use, combined with the absence of wetlands, indicate this property is developable. There is potential for SGFs and Strategic Ecosystem habitat that may limit, but would not prohibit, development. The remote location, limited infrastructure, and associated higher construction costs may diminish the prospects and potential for development activities.

**Watermelon Pond - Dumford & Palmer - 5/23/2024**

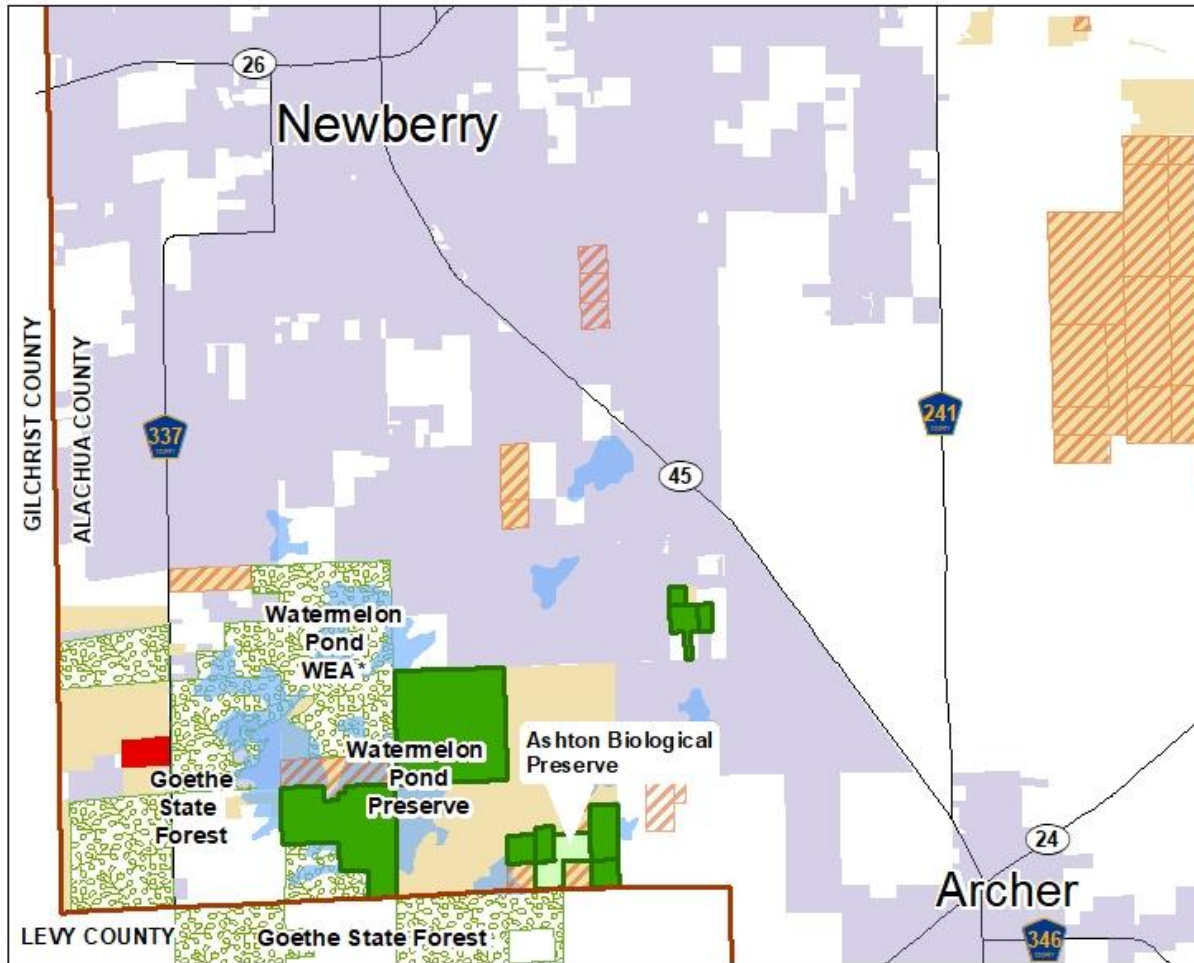
CATEGORY	Criterion	WEIGHTING	Enter Criteria Value Based on Site Inspection	Average Criteria Score	Average Criteria Score Multiplied by Relative Importance
<b>(I-1) PROTECTION OF WATER RESOURCES</b>	A. Whether the property has geologic/hydrologic conditions that would easily enable contamination of vulnerable aquifers that have value as drinking water sources;		4		
	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		
<b>(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES</b>	A. Whether the property contains a diversity of natural communities;		1		
	B. Whether the natural communities present on the property are rare;		2		
	C. Whether there is ecological quality in the communities present on the property;		4		
	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;		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;		1		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		4		
<b>(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES</b>	A. Whether the property serves as documented or potential habitat for rare, threatened, or endangered species or species of special concern;		3		
	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;		5		
	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.		4		
<b>(I-4) SOCIAL AND HUMAN VALUES</b>	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.		3		
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>			3.10	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	1.333			4.13
<b>(II-1) MANAGEMENT ISSUES</b>	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.		4		
<b>(II-2) ECONOMIC AND ACQUISITION ISSUES</b>	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		3		
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>			3.20	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	0.667			2.14
	<b>TOTAL SCORE</b>				<b>6.27</b>

**NOTES**

**General Criteria Scoring Guidelines**  
 1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial



# Watermelon Pond - Dumford & Palmer Location Map



## Legend

- Dumford & Palmer (68.5 ac)
- ACF Preserve
- Conservation Easement
- Active Acquisition
- Lakes
- Partner Conservation Lands
- ACF Projects
- Major Road
- County Boundary

\*WEA = Wildlife Environmental Area



0 1.25 2.5 5 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.

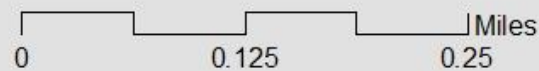


# Watermelon Pond - Dumford and Palmer Parcel Map



### Legend

-  Dumford & Palmer Parcel (68.5 ac)
-  Partner Conservation Lands



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