

Watermelon Pond Project
Section 11, Township 11, Range 17

Name: Julian Howell

Matrix Score: 7.47 of 10 (Environmental Score 4.5 of 6.7, Economic Score 3.0 of 3.3)

Parcel Numbers: 02711-006-006 34.82 acres

Total Size: 34.82 acres

FEMA Flood Hazard and wetlands 5.12 ac

PROPERTY DESCRIPTION: Natural communities present on site include sandhill, sinkhole pond, rosemary scrub, and oak hammock, plus a portion of Barrel Pond. The property has an interesting transition of natural communities with a good mixture of permanent and ephemeral wetlands and uplands. This combined with the surrounding natural areas make the parcel excellent habitat for wildlife, especially birds and herps. The property is in good to fair condition and has great restoration potential. The owner has expressed interest in restoring the natural areas on the property. Restoration could be accomplished through the removal of planted sand pines and cedar trees and the implementation of a prescribed burn plan. Scattered debris is present on the property.

ECONOMIC/ACQUISITION ISSUES: The Howell property is part of the existing Watermelon Pond Florida Forever Project, and as such the acquisition will be fully funded by the state. The owner is not interested in selling the property outright, but would consider a life estate or other mechanism that would allow him to enjoy the property and ensure its protection in perpetuity. The Alachua County Property Appraiser's 2001 Just Value for the subject parcels is \$29,200 or \$838.60/ acre. This represents only the land value and no improvements on the property. It 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. The property has a mobile home, well and septic tank and storage shed.

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: Manufactured home, acreage in oak sandhill, also minor wetlands and ephemeral lakeshore. FLU Map: Rural/Agriculture (1 unit per 5 acres).
Zoning	A (Agriculture, 1 DU per 5 acres).
Parcel Subdivision	Currently one approx. 38-acre tract. Potentially 6-7 lots.
Owner Intent	Not indicated.

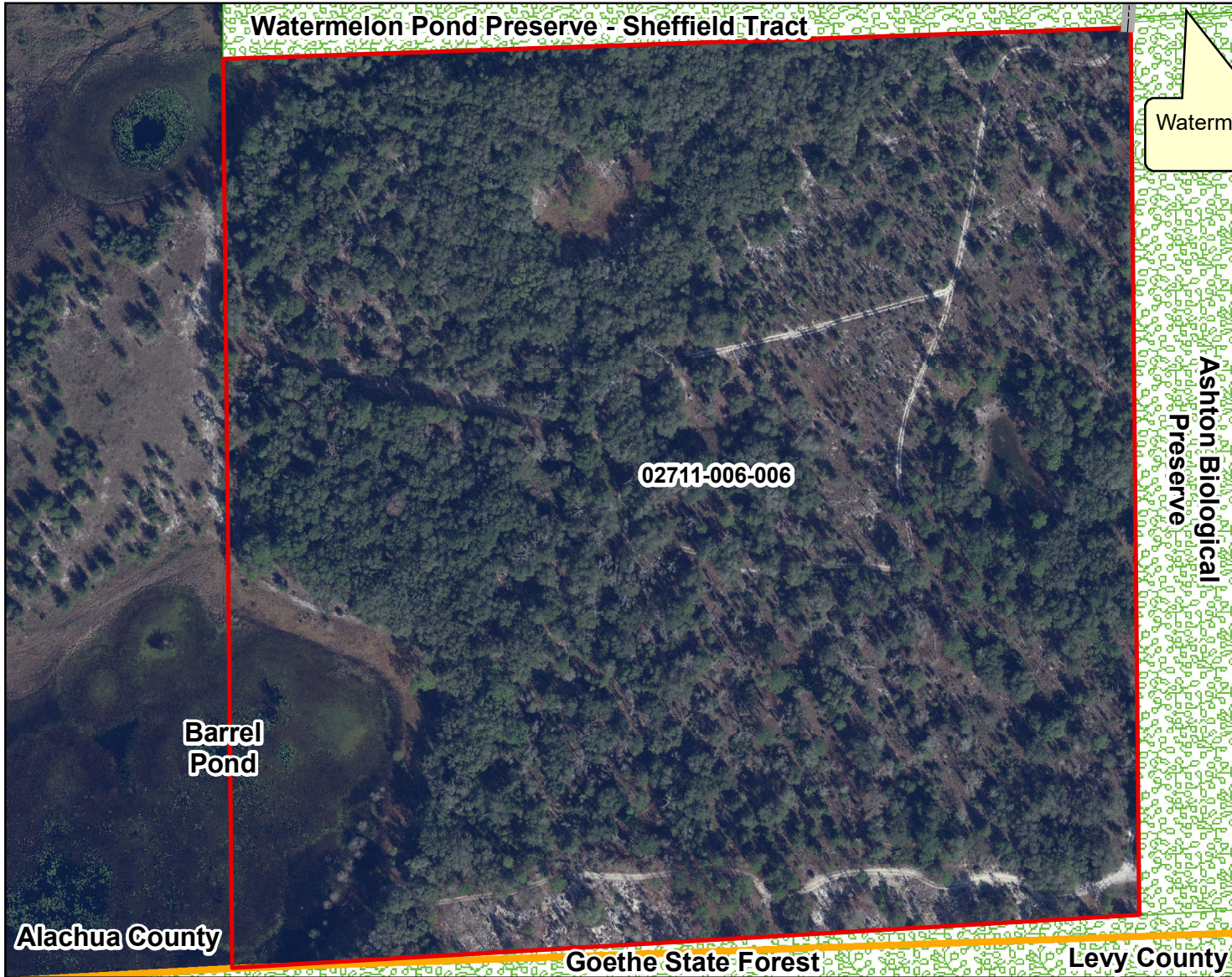
DEVELOPMENT SUMMARY:

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 - Howell (Draft date 3/4/02)

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;		2		
	D. Whether the property serves an important flood management function.		3		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		3		
	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.		4		
AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES				3.4	
RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE			1.3333		4.5
(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 justify 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					7.47

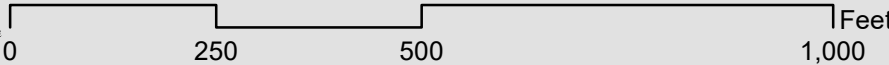
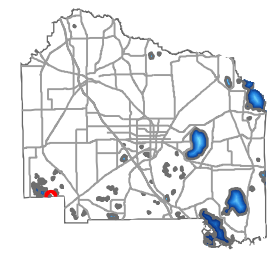
Watermelon Pond - Howell Parcel Map



Watermelon Pond Preserve
Ferran Tract

Legend

- Howell Parcel (40 ac.)
- Preserve
- Conservation Easement
- Access Road
- 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.