

**Watermelon Pond
Johnson and Moore-Purcell-Trammell
6/27/2024**

Project Score	6.07 of 10.00	Buildings	0 on ACPA, 0 on site (both parcels)	
Inspection Date	6/11/2024	Just Value	Just Value / Acre	
Size (60 combined acres)	Acres (ACPA)	\$225,000 - Johnson	\$7,500.00	
02697-001-000 - Johnson	30	\$202,600 - M-P-T	\$6,078.00	
02697-000-000 - Moore-Purcell-Trammell	30	Total Value (Just, Misc, Bldg)	Total Value / Acre	
Parcel Number	Owner	\$225,000 - Johnson	\$7,500.00	
02697-001-000	Johnson	\$202,600 - M-P-T	\$6,078.00	
02697-000-000	Moore-Purcell-Trammell	Acquisition Type	Fee Simple (both parcels)	
Section-Township-Range		Natural Community	Condition	
6-11-17 (both parcels)		Sandhill	Good to Fair	
Bald Eagle Nests		Other	Condition	
0 on site, 0 in one mile		Successional Hardwoods	N/A	
		Archaeological Sites	0 recorded on site, 6 in 1 mile	

REPA Score 7.47 of 9.44 (ACF Watermelon Pond Project Area)
KBN Score Ranked 15 of 47 projects (Watermelon Pond Strategic Ecosystem)
Outstanding Florida Waters N/A

These two combined parcels, totaling 60 acres, are located in the southwest portion of Alachua County, 6.5 miles south of Newberry and 7.6 miles west of Archer. The nominated properties consist of two separate parcels (ACPA TPN's 02697-001-000 (Johnson) and 02697-000-000 (Moore-Purcell-Trammell)) and both have been nominated for consideration as fee simple acquisitions. The Moore-Purcell-Trammell property is on the Gilchrist County boundary, and the Johnson property is within 1000 ft of the boundary. Both are approximately 1.3 miles north of the Levy County boundary. They currently fall within the ACF Watermelon Pond project area and the Watermelon Pond Strategic Ecosystem. Goethe State Forest is located approximately a quarter-mile to the east across CR 337, and there are additional tracts of the Goethe State Forest within a half-mile to the north and south.

The nominated properties are sandhill with minimal human impact and wide range of species diversity. The sandhill is in good to fair condition. The overstory consists of mature longleaf pine trees with natural regeneration occurring sporadically. Blue jack, turkey oak and sparkleberry comprise much of the mid-story. Wiregrass is common in the understory, along with love grass, lopsided Indian grass, Florida rosemary, sandhill milkweed, and other native species. Two Florida endemic plant species, Florida Greeneyes and Florida Indian Plantain, were also observed during the site visit. Given the lack of

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prescribed fire history on the nominated properties, there are areas where successional hardwoods are starting to become dominant, but the combined parcels have retained many qualities of a sandhill natural community. Overall, the Johnson property is a little more oak-encroached than the Moore, Purcell, & Trammell parcel, but it still retains a representative diversity of sandhill species.

No structures were observed on the nominated properties. There is a primitive camp site located on the Johnson parcel consisting of a tent, campfire ring, chairs, table and plastic totes containing associated camping gear. Solid waste is very minimal. Staff only observed a few scattered glass bottles and a plastic chair on the nominated properties. There is a wide powerline and gas line easement that bisects the Moore-Purcell-Trammell property from north to south.

The nominated properties are relatively free of invasive plants, staff only observed Bahia on the powerline and gas line right of way and patches of centipede grass encroaching into the wooded portion of the nominated properties. Wildlife observed on the site visit includes whitetail deer, American crow, active gopher tortoise burrows, Carolina wren, yellow throated vireo, and eastern bluebird. George Johnson has also witnessed opossums, raccoons and turkey.

Development Review:

Parcel 02697-000-000 is owned by Moore, Purcell, and Trammell. Parcel 02697-001-000 is owned by George Johnson. The parcels have 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.

There are no wetlands or flood zones on the property, however, it is located in a High Aquifer Recharge area, which may require additional stormwater treatment. Further investigation would be needed to determine if listed species habitat for gopher tortoises or strategic ecosystem resources are present. Under the Alachua County Unified Land Development Code, up to 25% of the property may be set-aside as a conservation area for listed species and 50% may be set-aside for strategic ecosystem.

Determinations are made on a case-by-case basis. There is a 3-acre utility easement that bisects parcel 02697-000-000 with restrictions on what can be developed within it.

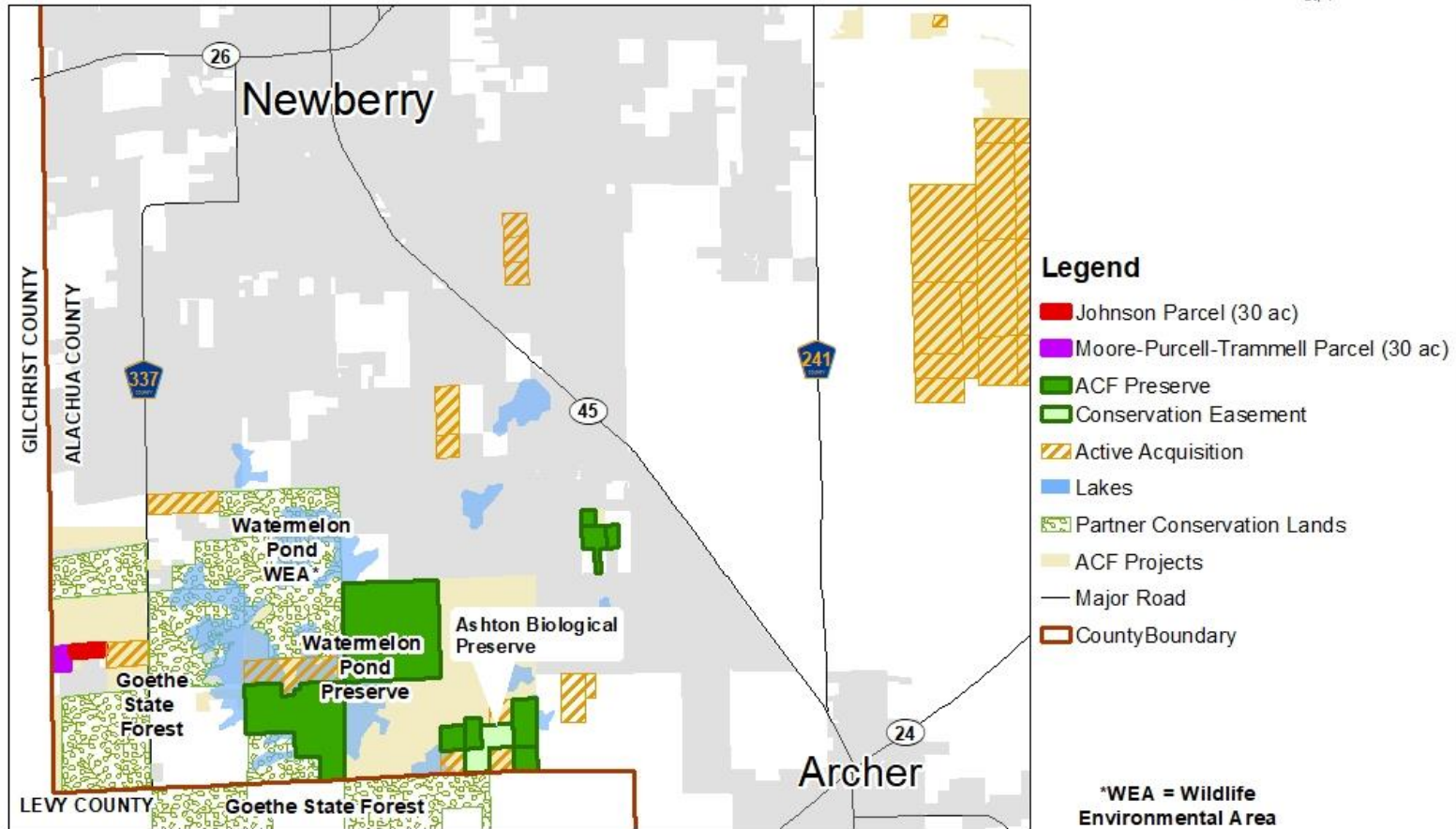
The current zoning and future land use indicate this property is developable, however, there may be somewhat less area for development due to the utility easement and potential for listed species and strategic ecosystem resources. The remote location, limited infrastructure, and associated higher construction costs may diminish the prospects and potential for development activities as well. As a result, a "2" rating has been assigned.

REPA - Watermelon Pond - Johnson, Moore-Purcell-Trammell and Eichhorn - 6/27/2024					
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;		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		
(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;		2		
	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;		4		
	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;		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.		3		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		3		
	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			3.05	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.07
(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.		4		
(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;		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		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.00
	TOTAL SCORE				6.07

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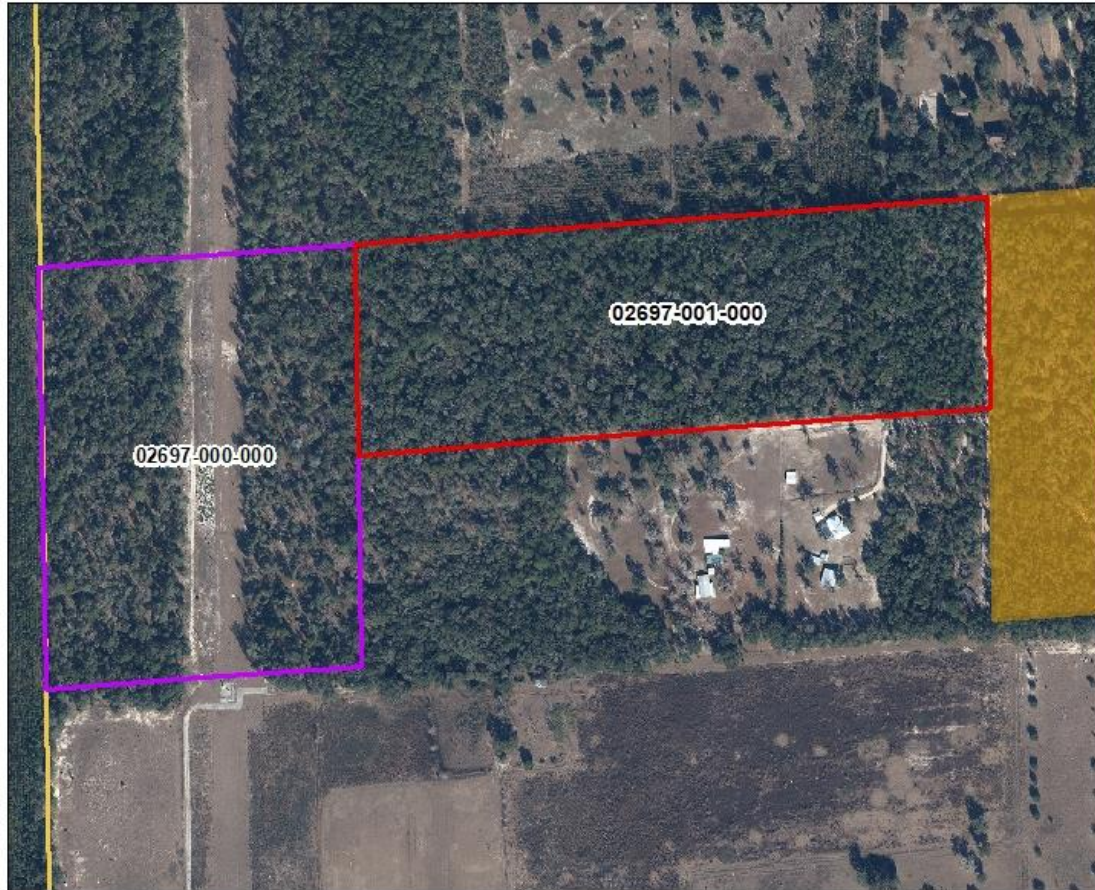
Watermelon Pond - Johnson, and Moore-Purcell-Trammell, Location Map



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 - Johnson and Moore-Purcell-Trammell, Parcel Map



Legend

- Johnson Parcel (30 ac)
- Moore-Purcell-Trammell Parcel (30 ac)
- Dumford & Palmer Parcel (68.5 ac)
- County Boundary



0 0.125 0.25 Miles

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