

Watermelon Pond			
Biro			
9/28/2023			
Project Score		Buildings	
5.87 of 10.00		2 on ACPA, 3 on site (house, horse barn, storage shed)	
Inspection Date		Just Value	Just Value Per Acre
9/13/2023		\$558,800.00	\$5,828.12
Size		Total Value (Just, Misc, Bldg)	Total Value Per Acre
95.88 acres		\$763,509.00	\$7,963.17
Parcel Number	Acreage	Acquisition Type	
02714-000-000	80 acres	Conservation Easement	
02712-004-000	15.88 acres	Natural Community	Condition
		Sandhill	Good
		Xeric Hammock	Good
		Scrub	Good
		Other	Condition
		Successional Hardwoods	Fair
Section-Township-Range		Archaeological Sites	
12-11-17		0 recorded on site, 0 in 1 mile	
		Bald Eagle Nests	
		0 on site, 0 in one mile	
REPA Score	7.47 of 9.44 (1/4 mile to the east of Watermelon Pond ACF Project Area)		
KBN Score	N/A (Not in a Strategic Ecosystem)		

Overall Description:

The Biro property is located in southwestern Alachua County approximately 2.5 miles northwest of Archer, along SW 210th ST. The 95.88-acre property consists of two parcels (ACPA TPN 02714-000-000 and 02712-004-000) under one family ownership and has been nominated as a conservation easement. This property is located one quarter mile east of Watermelon Pond Warny tract. Additionally, this property lies one quarter mile to the east of the Watermelon Pond ACF project area. The natural communities present on the property include sandhill, xeric hammock, and scrub. There are no wetland features located on the property. Sand pine was harvested for timber from the north central portion of the property approximately six years ago, and from the eastern part of the approximately twenty years ago.

Approximately two thirds of the of the property is sandhill with pockets of scrub habitat scattered throughout the central portion of the sandhill. Both natural communities are in good condition. The other third of the property is xeric hammock, in good condition, with successional hardwood habitat mixed in. The open overstory/ open understory structure of the sandhill remains intact, especially in the central area where a wildfire occurred nine years ago. Notable species found in the sandhill community include longleaf pine, wiregrass, turkey oak, bluejack oak, saw palmetto, prickly pear cactus, Florida rosemary, lady lupine, and various sandhill associated legumes and wildflowers including dogtongue buckwheat, gopher apple, gayfeather, deer tongue, and fragrant eryngo.

The scrub community consists of open sandy patches surrounding old-growth Florida rosemary and a sparse overstory of sand pine and turkey oak. Groundcover in these areas is sparse except for large patches of deer moss and various lichens, along with wildflowers such as Baldwin's nailwort and slim leaf honeycomb head growing in the ecotone between the scrub and the sandhill communities. Many active Gopher tortoise burrows were found in the open sandy areas.

The xeric hammock consists of a nearly-closed overstory of live oak and sand live oak with occasional southern magnolia. The understory is fairly open with patches of saw palmetto interspersed with persimmon, bracken fern and various species of pawpaw and oak.

The successional hardwood habitat has a patchy canopy of oak species beneath the overstory of longleaf pine, and a fairly open understory consisting of blueberry species and saw palmetto along with remnant sandhill grasses and wildflowers like butterfly milkweed.

Land management activities that have taken place on the property include the sand pine timber harvests and ongoing sand pine removal to maintain open canopy conditions in the sandhill and create snags for wildlife use. The landowner has been restoring a sandhill plant community to these thinned areas with longleaf and wiregrass plantings along with a systematic burning of the previously planted wiregrass clumps. A wildfire occurred on the southeastern portion of the property approximately nine years ago.

The number of invasive plants that were found during the site visit were minimal, consisting of a few Chinaberry trees, one mimosa, and some centipede grass. The solid waste found was contained near the horse barn and the house. This consisted mainly of remnant farm equipment and farming supplies.

Wildlife observations by the landowner include numerous Gopher tortoise, deer, turkey, coyote, bobcat, Sherman fox squirrel, skunk, indigo snake, pygmy and diamondback rattlesnakes, hawks, glass lizards, and many bird species. Wildlife species that staff observed on the site visit were rabbit, oak toad, black-capped chickadee, tufted titmouse, red bellied woodpecker, and several zebra swallowtail butterflies.

No archaeological sites are known to occur on the property. Site disturbances are limited to the solid waste located around the house and the horse barn.

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 parcels are all owned by John Biro. 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 and the topography indicates a small depression on the southern portion of parcel 12712-004-000 that may be consistent with a sinkhole or other geologic feature. Further investigation

would be needed to determine if it qualifies as a Significant Geologic Feature (SGF). Under the Alachua County Unified Land Development Code, SGFs include but are not limited to point source features such as sinkholes, caves, and limestone outcrops; lineal features such as lineaments, ridges, escarpments, springs, and swallets; and areal features such as steep slopes and springsheds. These features may be protected by a 50-150-ft buffer depending on their unique qualities. Certain karst features, such as paleo or relic sinkholes, closed landscape depressions, and small solution pipe features may not be considered SGFs. Determinations are made on a case-by-case basis.

The current zoning and future land use, combined with the absence of wetlands, indicate this property is developable. The somewhat remote location, limited infrastructure, and associated higher construction costs may somewhat diminish the prospects and potential for development activities.

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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;		4		
	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;	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;	3			
	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.	2			
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			4.00
(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);	3			
	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;	2			
	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			
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			2.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			1.87
	TOTAL SCORE				5.87

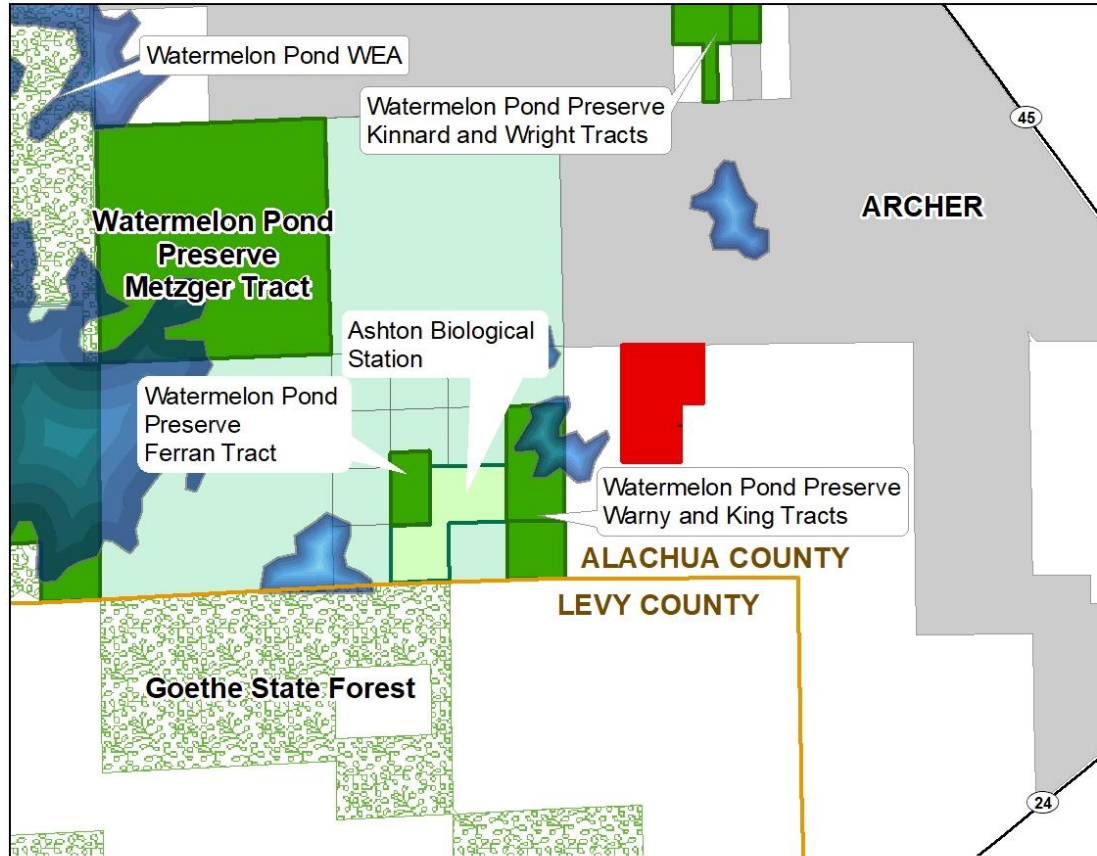
NOTES

General Criteria Scoring Guidelines

1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial

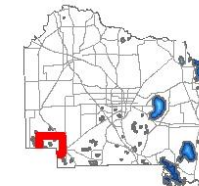


Watermelon Pond - Biro Location Map



Legend

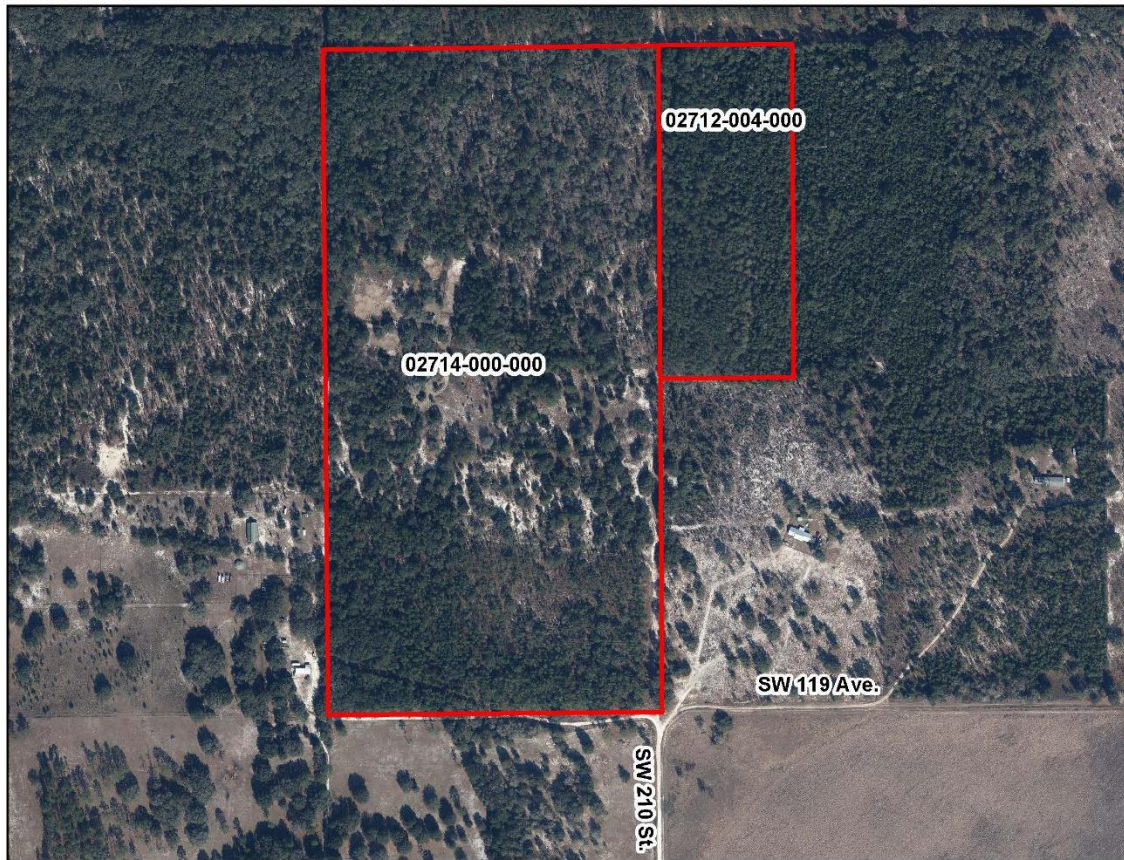
- Biro Parcels (95.88 ac)
- Lakes
- ACF Preserve
- Conservation Easement
- Conservation Lands 2023
- ACF Projects
- County Boundary



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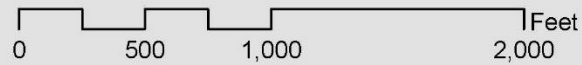
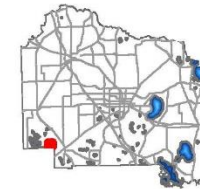


Watermelon Pond - Biro Parcel Map



Legend

 Biro Parcels (95.88 ac.)



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