

Watermelon Pond			
Eichhorn			
8/22/2024			
Project Score	5.40 of 10.00		Buildings
			0 on ACPA, 0 on site
Inspection Date	6/11/2024		Just Value
			\$100,000.00
Size	10 acres		Just Value Per Acre
			\$10,000.00
			Total Value (Just, Misc, Bldg)
			\$100,000.00
			Total Value Per Acre
			\$10,000.00
Parcel Number	Acreege	Acquisition Type	
02697-003-000	10	Fee Simple	
		Natural Community	Condition
		Sandhill	Good to Fair
		Other	Condition
		Successional Hardwoods	N/A
Section-Township-Range	Archaeological Sites		
6-11-17	0 recorded on site, 1 within 1 mile		
	Bald Eagle Nests		
	0 on site, 0 in one 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		

The Eichhorn property is located in the southwest portion of Alachua County, 6.5 miles south of Newberry and 7.6 miles west of Archer. It is approximately three quarters of a mile southeast of the Gilchrist County boundary and 1.3 miles north of the Levy County boundary. The nominated property consist of one separate parcel (ACPA TPN 02697-003-000) and has been nominated for consideration as fee simple acquisitions. The nominated property falls within the ACF Watermelon Pond project area and the Watermelon Pond Strategic Ecosystem. Goethe State Forest is located approximately three quarters of a 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 natural community on the property is sandhill with minimal human impact and wide range of species diversity. The sandhill is in good to fair condition. The overstory consists of mature, scattered longleaf pine trees with natural regeneration occurring sporadically. Blue jack, turkey oak and sparkleberry comprise much of the mid-story of the nominated properties. Wiregrass is common in the understory, along with love grass, lopsided Indian grass, Florida rosemary, and other native species. Given the lack of prescribed fire history on the property, there are areas where successional hardwoods are starting to become dominant, but the parcel has retained many qualities of a sandhill natural community.

No structures were observed on the property. Solid waste is very minimal. Staff only observed a few scattered glass bottles on the site visit.

This property is relatively free of invasive plants, staff only observed patches of centipede grass encroaching into property along the eastern boundary. Wildlife observed on the site visit includes whitetail deer, American crow, active gopher tortoise burrows, Carolina wren, yellow throated vireo, and eastern bluebird.

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 parcel is owned by Julia Eichhorn and 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.

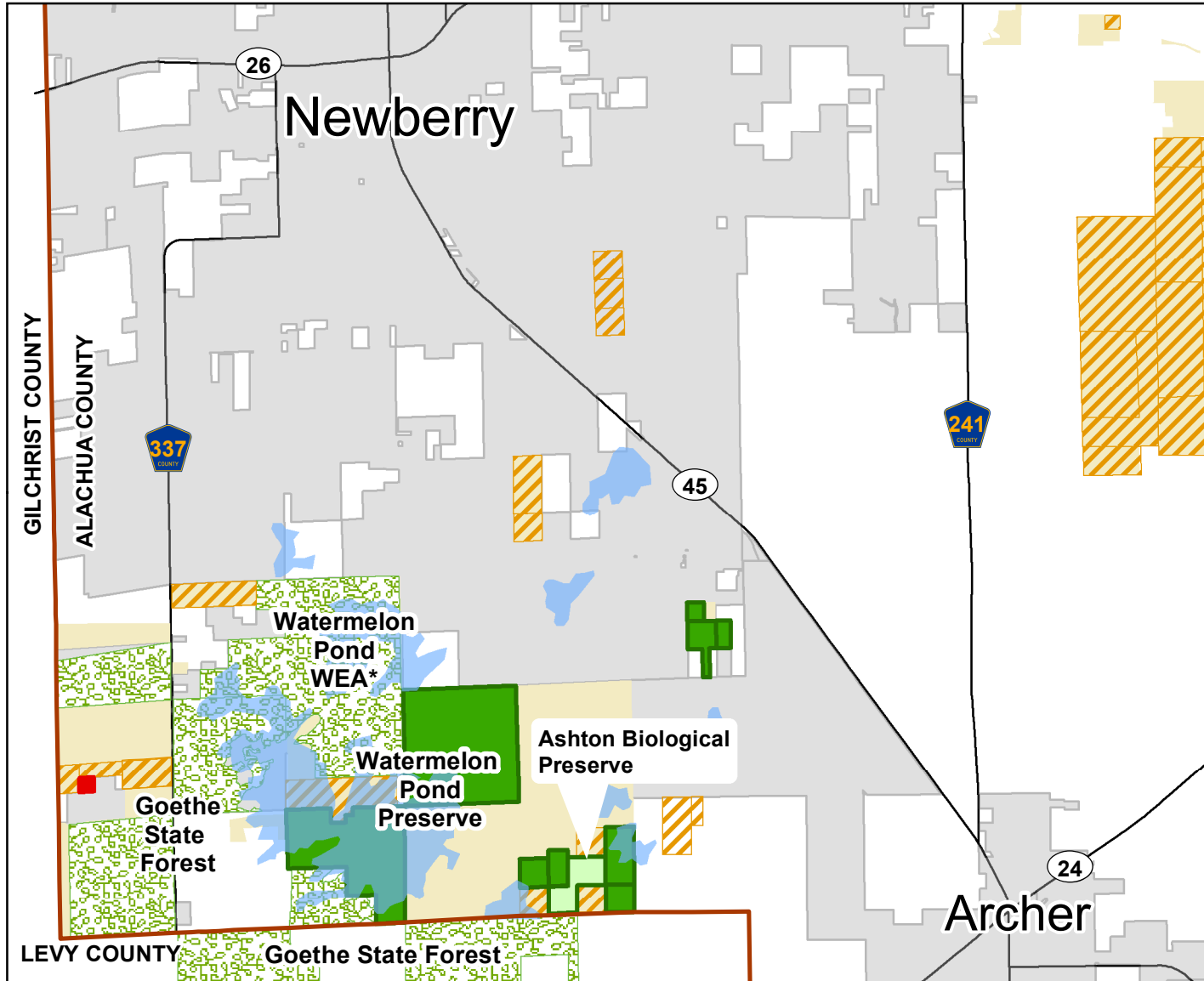
The majority of the property is located in a Sensitive Karst Area. Development in these areas must comply with additional standards set forth in the Alachua County ULDC Section 406.92 as well as other applicable standards. These standards include but are not limited to implementation of outdoor water conservation strategies, additional water quality treatment standards, and identification and avoidance of karst features. Some of the soils on the property indicate suitability for gopher tortoises, which are imperiled species. Any development would need to comply with Alachua County ULDC Chapter 406 Article IV as well as applicable State regulations. In addition, 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. While there is potential for karst features and gopher tortoises on the property, neither would preclude development. The remote location, limited infrastructure, and associated higher construction costs may diminish the prospects and potential for development activities.

REPA - Watermelon Pond - Eichhorn - 8/22/2024					
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;		2		
	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.		5		
(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;		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;		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.		4		
(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			2.75	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.67
(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;		1		
	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			2.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			1.73
	TOTAL SCORE				5.40

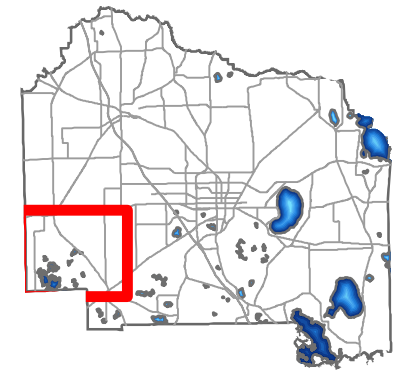
I:\Land Conservation\Land Conservation Matrix\Watermelon Pond\WAT site specific evaluations\Eichhorn - Prepared by Mike Nelson August 22, 2024.

Watermelon Pond - Eichhorn Location Map



Legend

- Eichhorn (10 ac)
- ACF Preserve
- Conservation Easement
- Lakes
- ▨ Active Acquisition
- ▨ Partner Conservation Lands
- ACF Projects
- County Boundary
- Major Road



***WEA = Wildlife
Environmental Area**



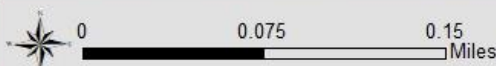
Environmental Protection

Watermelon Pond - Eichhorn Parcel Map



Legend

- Eichhorn (10 ac)
- ACF Nominations**
- ACTIVE ACQUISITION
- CountyBoundary



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.