




# Proposed Alachua County Forever (ACF) Acquisitions

## Watermelon Pond– Hawkins Fee Simple Acquisition

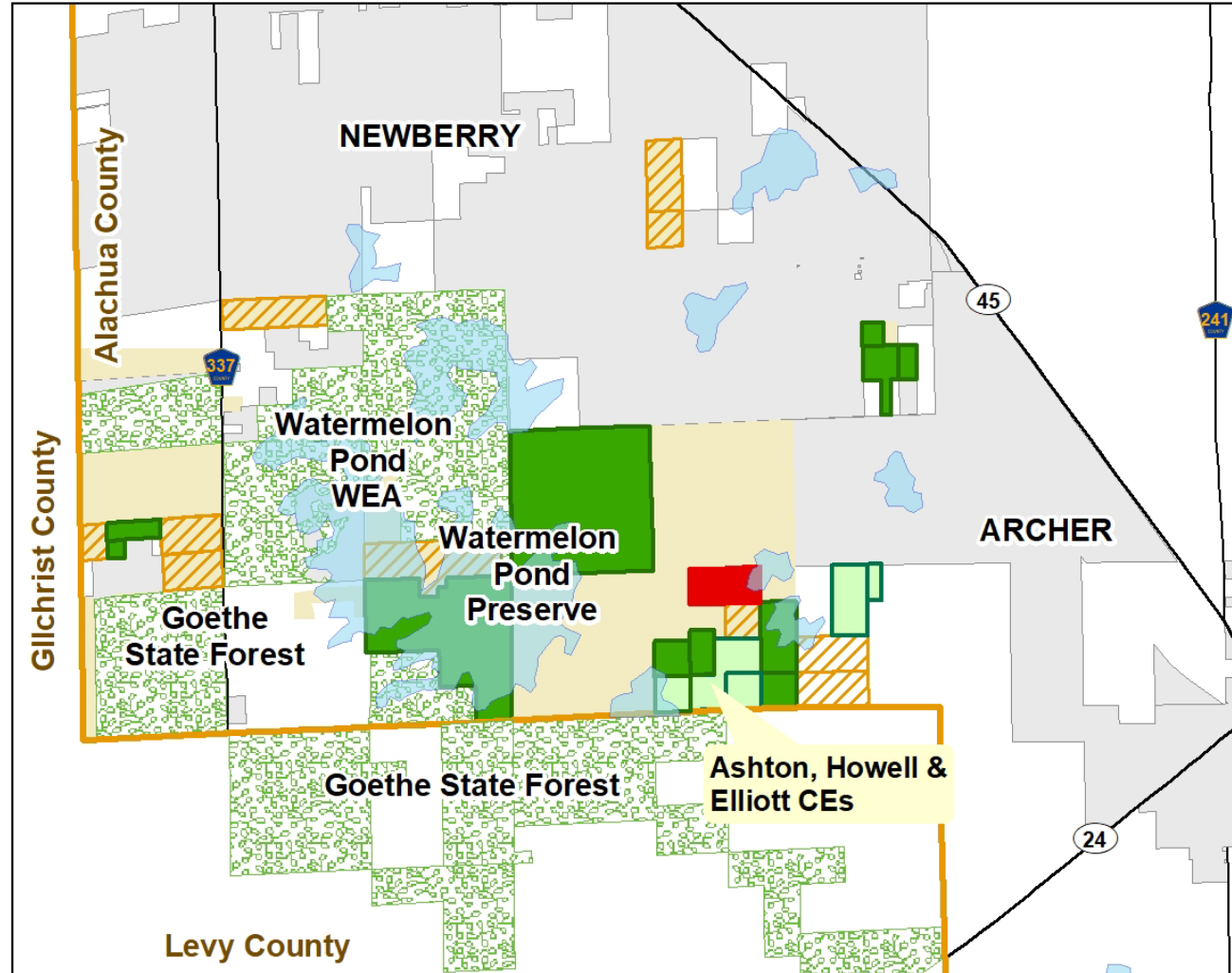
Andi Christman  
Program Manager, Land Conservation & Management

# Summary of Proposed Hawkins Acquisition

- **Owner:** Gary Hawkins
  - **Parcel numbers:** 02711-006-002 (Parcel A), 02711-000-000 (Parcel B)
  - **Acreage:** ± 80 acres
  - **Zoning/Land Use:** Agriculture(A) / Rural/Agriculture
  - **Matrix project score:** 6.33
- 

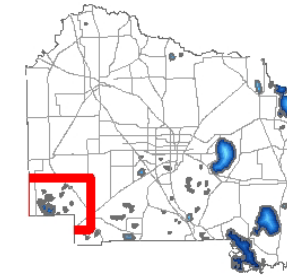


# Watermelon Pond - Hawkins Location Map



## Legend

- Hawkins Parcels (80 ac)
- Watermelon Pond Preserve
- Conservation Easement
- Partner Conservation Lands
- Active Acquisition List
- ACF Project Areas
- Municipal Boundaries
- Lakes
- County Boundary



0

1

2

4

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 - Hawkins Parcel Map

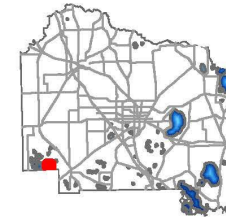


## Legend

- Hawkins Parcels (80 ac)
- ACF Preserve

## Lesser Roads

- Private Street
- Unnamed



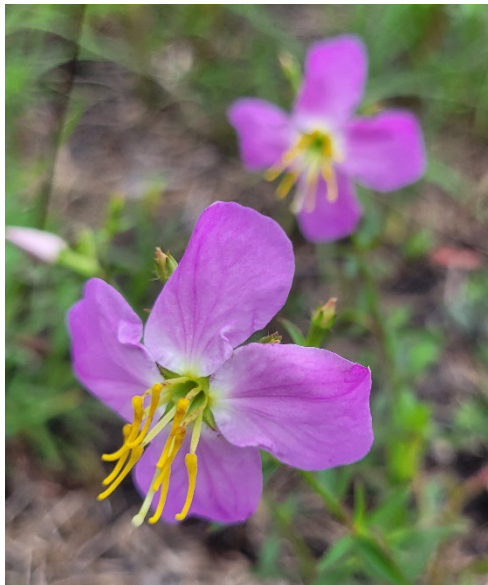
0 0.1 0.2 0.4 Miles

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# Hawkins Natural Resources and Recreation

- Natural Communities:
  - Sandhill, Xeric Hammock, Sinkhole, Sandhill Upland Lake, and Marsh Lake
- Located within:
  - Watermelon Pond ACF Project Area
  - Connected to County's Watermelon Pond Preserve (WPP) which also adjoins three Conservation Easements (Ashton, Elliott, and Howell), expanding the contiguous preservation footprint to  $\pm$  483 acres.
- Recreation:
  - Due to the limitations of the access easement on a small private dirt road, public access will be restricted to periodic nature group nature tours (by appointment only).









# Summary of Proposed Hawkins Acquisition

- **Purchase Type:** Fee Simple (Option Contract)
  - Phased closing on Parcel A first, and Parcel B second.
- **Land Management:** Alachua County – lead manager
  - Site security and monitoring support across Watermelon Pond Preserve to be provided by proposed use of Parcel B mobile home as law enforcement residence.
- **Closing Date:** Parcel A: ~December 13, 2025 (135 days after July 31<sup>st</sup>). Parcel B no more than 180 days after Parcel A closing.


# Summary of Proposed Hawkins Acquisition

## ➤ **Hawkins Option Contract: No Permitted Exceptions**

- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #5, #6, & #8:
- **# 5.** Road Grade Crossing Agreement as recorded in O.R. Book 1925, Page 2584; as corrected in O.R. Book 1970, Page 694, Public Records of Alachua County, Florida.
- **# 6.** [REVISED] Easement in favor of Central Florida Electric Cooperative, Inc., as recorded in O.R. Book 2002, Page 1010, Public Records of Alachua County, Florida. [To be deleted upon revision and replacement with an approximately 30' wide utility corridor easement.]
- **# 8.** Coverage is excepted as to riparian and littoral rights; the possible right of the public to use beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands, and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty. Commitment exception #3 is hereby deleted in its entirety.

**Some of the title exceptions may be deleted or revised prior to closing based on additional title examination or the survey.**

# Summary of Proposed Hawkins Acquisition

- **Purchase price:** \$877,500 total (not subject to final survey)
    - The purchase price is the average of the two appraisals
  - **Estimated due diligence cost:** \$47,380 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey
  - **Total Expenditure Request:** \$1,017,368 (includes 10% contingency)
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# Hawkins Acquisition Recommendations

1. Approve and authorize the Chair to exercise the Watermelon Pond– Hawkins Contract to purchase Real Property, subject to the County’s rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract; and
2. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#5, #6, & #8) based on the County Manager’s evaluation as to whether said title exceptions will substantially impair the County’s proposed use of the property; and
3. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#5, #6, & #8) based on the County Manager’s evaluation as to whether said title exceptions will substantially impair the County’s proposed use of the property; and
4. Authorize staff to execute additional documents as necessary to close the transaction; and
5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.