

**Watermelon Pond**  
**Metzger & Metzger**  
**11/16/09**

<b>Project Score:</b>	6.80 of 10.00	
<b>Size:</b>	635 acres	
<b>Parcel Number:</b>	02690-000-000	
<b>S-T-R:</b>	3-11S-17E	
<b>Buildings:</b>	2	
<b>Just Value:</b>	\$925,000	\$1,457/acre
<b>Total:</b>		
<b>Just+bld+misc</b>	\$968,300	\$1,525/acre

<b>Natural Communities</b>	<b>Condition</b>
Sandhill	Poor
Xeric hammock	Fair
Mesic flatwoods	Fair
Wet prairie	Good
Basin marsh	Good
Sinkhole pond	Fair to Good
Sandhill upland lake	Good
<b>Other:</b> Improved pasture/managed hayfields	
<b>Bald Eagle Nest (2008)</b>	1 within 1 mile
<b>Archaeological Sites</b>	None within parcel 7 sites ~ 1mile

<b>REPA Score:</b>	7.47 of 9.44	Watermelon Pond Project
<b>KBN Score:</b>	Ranked 15 <sup>th</sup> of 47 projects	(Watermelon Pond)
<b>Florida Forever:</b>	Watermelon Pond Project – B list, full-fee and less-than-fee	

**Overall Description:**

The Metzger & Metzger parcel is nearly one square mile of land located in southwest Alachua County. The property touches the northeast corner of the ACF Gladman parcel, and is directly across SW 250<sup>th</sup> Street from the Florida Fish and Wildlife Conservation Commission Watermelon Pond Wildlife and Environmental Area (Barry's Ranch), and the Alachua County Watermelon Pond Boat Ramp Park. Acquisition of this property would improve the connection between existing conservation lands in the Watermelon Pond project area.

The majority of the Metzger & Metzger property consists of improved pasture which has until recently been managed for hay production. Active gopher tortoise burrows occur within the pasture areas, however are not abundant. Sherman's fox squirrels were noted in agricultural fields adjacent to the pasture areas during the site evaluation. Currently cattle are allowed to graze freely throughout the property. The central portion of the property consists of xeric hammock, mesic flatwoods, remnant sandhill, and a series of sinkhole ponds, most of which are currently dry. One of the sinkhole ponds is locally known to always contain water, and review of historic aerial images supports this. The flatwoods and remnant sandhill areas contain some remaining mature longleaf pine, as well as patches of persistent native groundcover including wiregrass, lupine, and Adam's needle. Active gopher tortoise burrows are scattered throughout the remnant sandhill. The southern portion of the Metzger & Metzger property contains part of Watermelon Pond, a sandhill upland lake with widely fluctuating water levels. Currently much of the lake basin is dry, with isolated ponds of water surrounded by prairie and marsh vegetation. Maidencane, broomsedge, redroot, and sand cord grass are abundant in the dry lakebed, and the natural communities within the lake basin are considered to be in good condition.

Non-native plant species on the property include cultivated pasture grasses, primarily bahia and coastal Bermuda. Septicweed was observed along the slopes of one of the sinkhole ponds. Recent soil disturbance by feral hogs was also observed on the property, and the current owners are actively trapping and removing hogs.

The site has high recreation potential given its proximity to Watermelon Pond and adjacent public road access.

The property is composed of one parcel totaling approximately 635 acres. Current access is via SW 250th Street, an unpaved, county-maintained road. Alachua County land use and zoning designations are Rural/Agriculture and Agricultural, respectively. Gross density allowed in these classifications is one dwelling unit per five acres (1 unit/5 acres).

The following conservation resources are present:

100-year Floodplain:	--	142 acres (22%)
Wetlands	--	91 acres (14%)
Wetland Buffers	--	38 acres (6%)
Strategic Ecosystem	--	45 acres (7%)

**Development Scenario:** The most intensive potential development would be as a rural agricultural clustered subdivision. In order to do this, SW 250th street would need to be paved out to SW 46th Avenue and all internal subdivision roads would have to be paved to county standards. This scenario would yield approximately 150 lots on 317 developable upland acres. All wetlands and the remaining upland acres would be preserved as open space. If SW 250<sup>th</sup> Street is not paved, 6 lots could be developed on 493 developable upland acres.

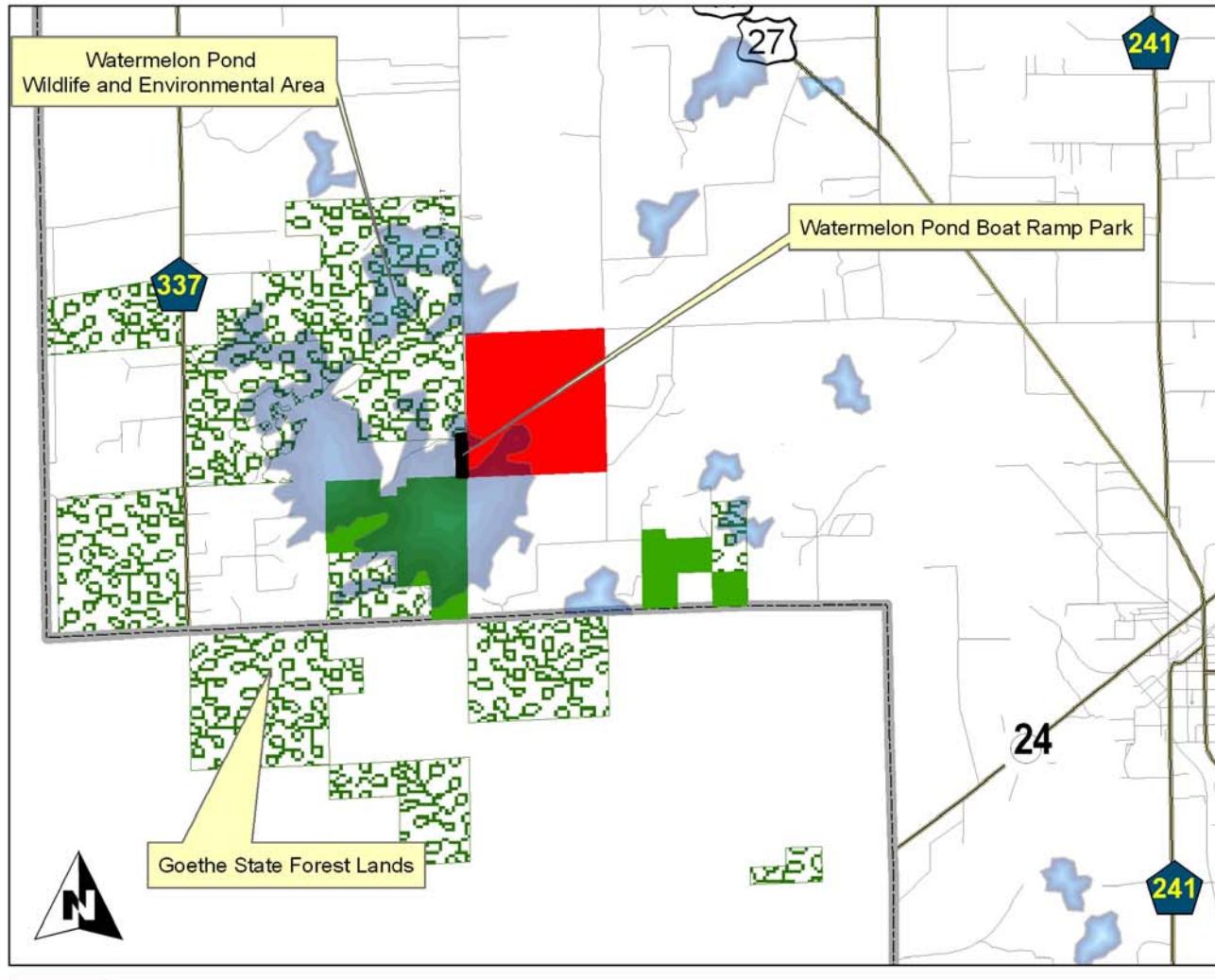
This development analysis is based on a limited desk-top review and is founded upon current Land Development Regulations and Comprehensive Plan policies. Scenarios may be oversimplified, and are meant only to convey a general sense of the range of development intensities that would be possible.

# Watermelon Pond - Metzger & Metzger

November 2009

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;		2		
	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;		4		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		5		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		4		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		3		
(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;		3		
	D. Whether the property serves as a special wildlife migration or aggregation site for activities such as breeding, roosting, colonial nesting, or over-wintering;		3		
	E. Whether the property offers high vegetation quality and species diversity;		2		
	F. Whether the property has low incidence of non-native invasive species.		5		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		5		3.60
	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		
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>			3.60	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	1.3333			4.80
(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;		1		
	B. Whether the overall resource values justifies the potential cost of acquisition;		4		
	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		
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>			3.00	
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>	0.6667			2.00
	<b>TOTAL SCORE</b>				6.80

## Watermelon Pond - Metzger & Metzger Location Map



### Legend

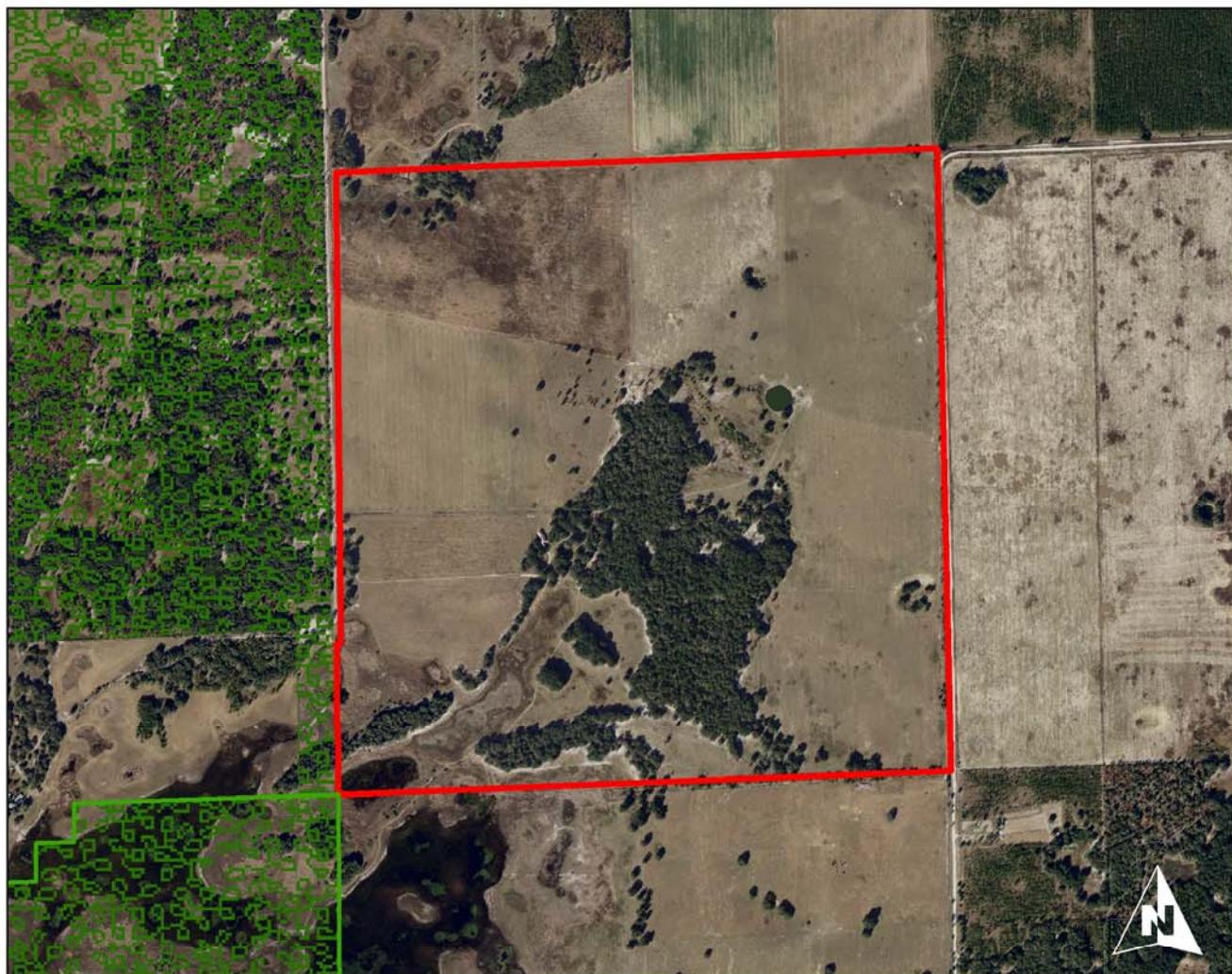
- Metzger & Metzger Parcel
- ACF Lands
- FNAI Managed Areas
- Lakes
- Major Roads
- Lesser Roads
- County Boundary



0 0.5 1 2 3 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 - Metzger & Metzger Aerial Map



0                  0.5                  1 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.



## Legend

- Metzger & Metzger Parcel
- ACF Lands
- FNAI Managed Areas
- Major Roads
- Lesser Roads
- County Boundary

