

*Payne's Prairie Additions
Prairie View Trust
3/28/05*

Inspection Date: March 28, 2005
Parcel Numbers: 07142-000-000
Size: 152 acres
S-T-R: 0-10-19
Buildings: 0
Just Value: \$917,300 or \$6,035/ acre
Project Score: 7.60 of 10.0
REPA Score: 6.98 of 9.44

Overall Description:

The Prairie View Trust property lies within the Payne's Prairie Additions Alachua County Forever Project. It consists of 152 acres bisected by SW 63rd Avenue (Rocky Point Road), and lies east of I-75 and south of Williston Road. Payne's Prairie Preserve State Park is located immediately south of the property; approximately a quarter of the property is within the prairie basin (Map 1). Protection of the Prairie View Trust tract would aid in the protection of the Payne's Prairie basin and the surrounding uplands (Map 2). The prairie rim portion of the property is on the State Parks Acquisitions and Inholdings List as part of the Optimum Park Boundary for Payne's Prairie Preserve State Park. The State would be very interested in managing the portion of the property south of Rocky Point Road that abuts the Prairie.

The Prairie View Trust property contains approximately 55 acres of high quality calcareous mesic hammock, 40 acres of wet prairie and basin swamp within the Prairie basin, 65 acres of rough pasture with widely spaced planted pines, two acres of depression marsh, and 25 acres of old field successional pine. Species diversity and wildlife utilization is high.

The Payne's Prairie Additions scored 6.98 of 9.44 on the Rapid Ecological Project Assessment (REPA) and is ranked 17th of 33 projects evaluated to date. The property is included in the Alachua County Ecological Inventory Project (KBN Study) as part of Serenola Forest, which was ranked 28th of 47 projects evaluated and categorized as a slightly below average priority area. This project is described as, "This is mostly a high quality, mature, mesic hammock forest. It contains several sinkholes, some of which hold water for part of the year" (KBN 1996).

Natural Communities:

<u>Type</u>	<u>Quality</u>
Calcareous Mesic Hammock	Good-Very Good
Seepage Stream	Good
Wet Prairie	Excellent
Depression Marsh	Excellent
Basin Marsh	Excellent

Other

Rough Pasture
Old Field Successional Pine

Key Species:

The Prairie View tract contains habitats that were deemed potentially significant for 21 animal species modeled by the Florida Fish and Wildlife Conservation Commission (FWC), including swallow-tailed kite, Sherman's fox squirrel and eastern indigo snake. The property is located just outside a Strategic Habitat Conservation Area for bald eagles. A Florida sandhill crane (Threatened) was observed on the property during the site visit.

Key Features:

The Prairie View Trust property consists of one parcel that is geographically divided into three separate areas, denoted as sub-parcels A, B, and C on Map 2.

The southernmost area, sub-parcel A, is adjacent to Payne's Prairie Preserve State Park. It is located on the rim of the prairie and contains a portion of the prairie basin. This area is located within the Optimal Park Boundaries for Payne's Prairie. In addition to wet prairie and basin marsh within the prairie basin, it contains a small depression marsh and uplands on the rim of the prairie which have been converted to rough pasture, with areas of widely spaced, mature, planted slash pine. The pasture is grazed by cattle. Tropical soda apple and Chinese tallow were a component of this habitat and would need to be addressed. A combination of pasture grasses and native grasses occur in the rough pasture. Scattered live and laurel oaks and slash pine also occur in the pasture. The pasture rapidly drops down to the prairie basin. Plants seen in the basin include dogfennel, maidencane and duckweed. A small depression marsh consisting of pickerelweed, floating hearts, rushes, arrowheads and red ludwigia also occurs on the property. This portion of the site provides excellent Florida sandhill crane habitat due to the mixture of permanent emergent wetlands with surrounding agricultural land.

Sub-parcel B, north of Rocky Point Road, contains high quality calcareous mesic hammock. Although it is second growth, the site is regenerating naturally and the species diversity is high. Species observed in this area include sweetgum, laurel cherry, water oak, slash pine, sugarberry, white ash, cabbage palm, southern magnolia, laurel oak, winged elm, dwarf hawthorn, Virginia creeper, saltbush, wood grass, bluestem palmetto, blackberry, pokeweed, St. John's wort, grapevine, witchgrass, poison ivy, Florida betony, pignut hickory, guinea hen weed, ebony spleenwort, upland swampprivet, and jumpseed. A small, intermittent stream runs through the property.

The last portion of the property, sub-parcel C is located to the west of I-75 adjacent to the Gainesville County Club subdivision. A cursory view of the property revealed that it is primarily old field habitat with sweetgum, slash pine, laurel oak and other ruderal species. A portion of the parcel has also been recently cleared. Due to its isolation from conservation areas and location adjacent to residential development and I-75, this portion of the property was not fully evaluated by staff.

Management:

Prairie View Trust property is adjacent to Payne's Prairie Preserve State Park, and the Florida Park Service would be willing to manage the southern portion of the property adjacent to the Prairie if it is acquired. They stated that this area would make an excellent interpretive location for visitors.

There currently are significant invasive plant infestations on the property. Species observed in the pasture adjacent to the Prairie include tropical soda apple and Chinese tallow. A range of densities from scattered plants to dense patches of invasive plants occur in the upland mixed forest north of Rock Point Road. Species include glossy privet, chinaberry, camphortree, boston fern, and Chinese tallow. Treatment of these plants is needed and will likely be successful.

Recreation:

At least a portion of the Prairie View Trust property will be managed as part of Payne's Prairie Preserve State Park if acquired. The property could potentially provide excellent opportunities for nature viewing, hiking and other passive recreational activities. Sub-parcel A provides an excellent scenic view over the Payne's Prairie basin.

Parcel Data:

The 2005 Alachua County Property Appraiser's (ACPA) just or land value for the property is \$917,300 or \$6,035 an acre. These figures are for comparative purposes between nominated properties and are not necessarily an accurate reflection of the true cost of the property if acquired by the ACF program. There are no buildings on the parcel.

This property is in Alachua County just outside the City of Gainesville and inside the Idylwild/Serenola Special Area Study. This area has had an increase in development pressure and is zoned for medium and residential estate density. Payne's Prairie Preserve State Park is located to the south. There are several large rural lots, smaller suburban subdivisions, institutional and commercial uses in the area.

Portions of the site are heavily vegetated; however, large Gainesville Regional Utilities transmission lines run through the middle of the property. Approximately 68 acres of sub-parcel A are within the FEMA 100-year floodprone area and contains areas of wetlands. In addition, there are added protections to this area due to its location in the Idylwild/Serenola Special Area Study and the vegetative buffer overlay district adjacent to the Prairie. and a portion of the parcel (85 acres) is inside the Serenola Forest Strategic Ecosystem. Some of these regulations may reduce the amount of area that could be developed; however, none of these regulations would prevent development of the parcels for single-family development. Under the current land use and zoning, the parcels to the east of I-75 could be developed for residential use at a density of up to two units an acre. The parcel west of I-75 could be developed for single-family attached or detached at a density of up to eight units per acre. The subject properties east of I-75 have direct access to Rocky Point Road. The property west of I-75 is adjacent to the Gainesville Golf & Country Club.

Other:

There are two Division of Historical Resources Master Site File locations on the property.

Literature Cited:

KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project.
Prepared for Alachua County Department of Growth Management, Gainesville, Florida.