

**Kanapaha Prairie  
Wacahoota Road—City of Gainesville  
September 21, 2005**

**Inspection Date:** 9/14/05 & 9/19/05  
**Parcel Numbers:** 07341-000-000  
**Size:** 200 acres  
**S-T-R:** 3-11-19  
**Buildings:** 0  
**Miscellaneous:** 1 Pre-fab Restroom  
**Just Value:** \$200,000 or \$1,000/ac  
**Project Score:** 6.93 of 10  
**REPA Score:** 7.18 of 9.44

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**Overall Description:**

The 200-acre Wacahoota Road City of Gainesville (City) property lies within the Kanapaha Prairie Alachua County Forever (ACF) Project area. It is in unincorporated Alachua County on Williston Road just north of Wacahoota Road and west of Payne's Prairie Preserve State Park. It lies approximately 1 mile northeast of the ACF project known as Kanapaha Prairie CLB, Inc, that was purchased by group of Kanapaha Prairie neighbors in conjunction with the Conservation Fund Inc. in December 2004 (Map 1).

The Kanapaha Prairie project scored 7.18 of 9.44 on the Rapid Ecological Project Assessment (REPA), and is the 15<sup>th</sup> ranked project to date. The City property is within the 31<sup>st</sup> ranked Paynes Prairie West project in the Alachua County Ecological Inventory Project (KBN Study) and is noted as below average. The KBN Study gives the following description of the project, "This is an area of live oak (*Quercus virginiana*) forest on the west side of Paynes Prairie that also has some degraded sandhill on its west side."

The City of Gainesville purchased the property in 1966 for use as a disposal site for waste products generated by a compost plant operated by the City; however it was never used for this purpose, (Hamlin). In November of 2003 the city entered into a 20-year agreement with the Gator Bowmen for the operation and use of an archery range on the property (Map 3). Associated with the this agreement, an entrance road, small parking area, archery range, bathroom with running water, storage shed, aluminum carport with picnic tables and two semi-trailers have been placed within ~50 acres the property. Much of the archery range course is within a matrix of former sandhill and remnant sandhill.

The City is considering swapping between 30 and 50 acres of the property to the Florida Division of Forestry (DOF) in exchange for the DOF Facility and Smokey Bear Park on NE 15<sup>th</sup> Street and 23<sup>rd</sup> Avenue, personal communication, City of Gainesville. The exchange area would be along Williston Road (Map 3).

The property has not had any active resource management since the City acquired it in 1966. In spite of this, it has high restoration potential and some significant features including several extremely large longleaf pines, scattered small patches of good quality sandhill, and an area of very good quality upland mixed forest.

**Natural Communities:**

<u>Type</u>	<u>Quality</u>
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Former Sandhill	Poor-Fair
Sandhill (small patches)	Good
Upland Mixed Forest	Fair-Very good
Depression Marsh	Poor
Mesic Flatwoods	Poor-Fair
Remnant Sinkhole	Fair

**Other:**

Low Impact Development

**Key Species:**

The City property contains habitats that were deemed potentially significant for 21 animal species modeled by the Florida Fish and Wildlife Conservation Commission (FWC) including indigo snake, Florida mouse, gopher tortoise and Florida pine snakes. An Eastern diamond back rattlesnake was noted in the Florida Natural Areas Inventory's Element Occurrence Data just off the property.

FWC 2002 bald eagle data shows 3 nests within approximately one mile of the property. There are two other nests in the vicinity of the property that were not noted on the coverage.

City staff observed the state endangered Matelea Floridana. A bald eagle, several gopher tortoise burrows, and one tortoise were observed during the site inspection.

**Key Features / Management:**

The City property has not had any active resource management since the city acquired it in 1966. In spite of this, it has the potential to become a high quality natural resource with the implementation of some basic resource management activities, ie., prescribed fire, invasive plant and animal control and possibly some supplemental planting.

The sandhill and flatwoods have not burned in many years. This has allowed hardwoods, such as laurel oaks, to invade the area and shade out significant portions of the groundcover. In spite of this, there are still small patches of good quality sandhill vegetation (wire grass, blazing star, gopher apple, and coontie) that will flourish with the implementation of a prescribed fire program and serve as seed sources for the restoration of other areas. Turkey oaks, sand post oaks and various age classes of long leaf pines from seedlings to very large and impressive trees were observed throughout the area. Prescribed burning should be possible in this area, although a significant portion of the archery range is located in the fire excluded sandhill area. With proper coordination and cooperation, the Gator Bowman may be able to remove the targets prior to a prescribed burn.

The upland mixed forest ranges from fair to very good. The highest quality upland mixed forest area is on the northeast corner of the property north of the drainage ditch. Invasive exotic plant removal and time to allow the forests to mature are necessary. The most labor intensive invasive species are air potato and coral ardisia; mimosa and tropical soda apple were also observed. Evidence of feral hogs, tracks, and large areas of rooting were observed in the northeast section of the property.

The mesic flatwoods have been highly disturbed in the past, and are dominated by slash and loblolly pines with dense laurel oaks and little ground cover. The invasive plants Chinese tallow and mimosa were observed. This area, located near Williston Road, will require significant restoration work.

The depression marsh is very small and of low quality, with little vegetative diversity and some solid waste.

Small patches of solid waste were observed on the property. The debris consisted mostly of household items, white goods, and some tires. A north-south natural gas transmission line bisects the property (Hamlin).

**Recreation:**

The property has excellent recreation potential. It is currently being utilized as an archery range run by the Gator Bowman and for trail walking by the neighbors.

**Parcel Data:**

The total 2005 Alachua County Property Appraisers (ACPA) just or land value for the subject property is \$200,000 or \$1000 per acre. The total ACPA value, which includes the land plus improvements, is \$219,000 or \$1,095 per 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. According to the ACPA data, there are no buildings on the property; however, a pre-fab restroom is listed under miscellaneous improvements. In addition to the restroom, staff observed an entrance road, small parking area, archery range, storage shed, aluminum carport with picnic tables and two semi-trailers without tractors.

The 200 acre parcel is owned by the City of Gainesville and is managed as an archery range. The site is zoned agriculture with a land use of Rural/Ag and Institutional. The site is heavily vegetated and the southern 193 acres has been mapped as part of the Payne's Prairie West Strategic Ecosystem. The northern portion of the property was not mapped within the strategic ecosystem and appears to have some old plat history and may be part of the Gainesville Oak Subdivision; however, no information could be obtained. This portion of the property has a land use designation of Rural/Ag and could be sold for residential or agricultural lots (1 du/5 acre). The remaining area has a land use of Institutional and would require a land use change to be developed for something other than for institutional use. Because of the size of the property and its importance as part of the strategic ecosystem, any large scale development proposals would have to go through the special area planning process and receive approval by the Board of County Commissioners. The property has approximately 2,300 feet of road frontage on Williston Road.

This development review is based on a limited desk-top review and relates to only the current Land Development Regulations, as well as policies in the updated Comprehensive Plan, which went into effect May 2005.

**Other:**

There are two Florida Division of Historical Resources Master Site File locations on the property for a pre-historic artifact scatter and a ceramic scatter.

**Literature Citations:**

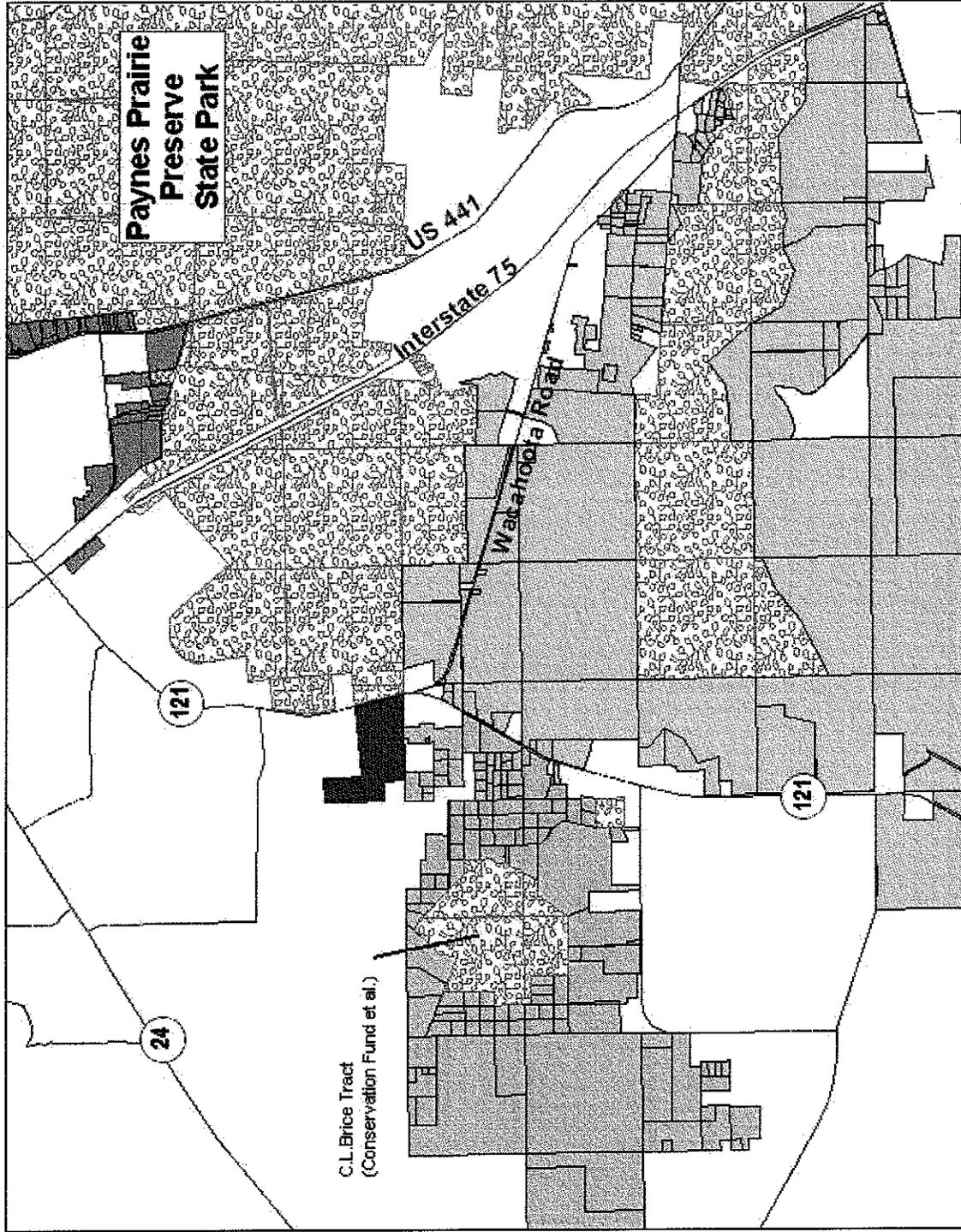
KBN, a Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, Gainesville, Florida.

Hamlin, Robert. City of Gainesville Nature Operations. 1998. Wacahoota Road Property Environmental Site Evaluation.

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;		2			
	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 which conservation of the property will protect or improve surface water quality;		1			
	D. Whether the property serves an important flood management function.		2			
	A. Whether the property contains a diversity of natural communities;		3			
	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;		2			
	D. Whether the property is functionally connected to other natural communities;		3			
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	E. Whether the property is adjacent to properties that are in public ownership or have other environmental protections such as conservation easements;		3			
	F. Whether the property is large enough to contribute substantially to conservation efforts;		4			
	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.		3			
	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;		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			
(I-3) PROTECTION OF PLANT AND ANIMAL SPECIES	E. Whether the property offers high vegetation quality and species diversity;		4			
	F. Whether the property has low incidence of non-native invasive species.		3			
	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		5			
	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.		5			
	<b>AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES</b>					
	<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>					1.3333
(II-1) MANAGEMENT ISSUES	A. Whether it will be practical to manage the property to protect its environmental, social and other values (exclude controlled burning, exotics removal, maintaining hydro-period, and so on);		3			
	B. Whether this management can be completed in a cost-effective manner.		4			
	A. Whether there is potential for purchasing the property with matching funds from municipal, state, federal, or private contributions;		4			
	B. Whether the overall resource values justifies the potential cost of acquisition;		5			
(II-2) ECONOMIC AND ACQUISITION ISSUES	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, or intent, location and		4			
	<b>AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES</b>					
<b>RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE</b>					0.6667	
<b>TOTAL SCORE</b>					<b>6.93</b>	
					3.20	
					4.27	
					4.00	

# Kanapaha Prairie Wacahoota Road

# Map 1



## Legend

- Wacahoota Road
- Conservation Lands
- Major Roads

## ACF Projects

- Kanapaha Prairie
- Barr Hammock
- Paynes Prairie Additions



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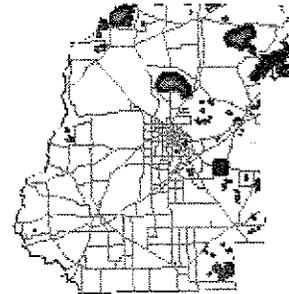
# Kanapaha Prairie Wacahoota Road

# Map 2



**Legend**

- Wacahoota Road
- Paynes Prairie - Optimum Boundary
- Conservation Lands
- Roads
- Parcels
- ACF Projects



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