

**Paynes Prairie Additions**  
**The Koppaka Family Foundation**  
**5/25/2023**

Project Score		Buildings	
5.47 of 10.00		1 on ACPA, 3 on site (stable, barn, smaller covered stall)	
Inspection Date		Just Value	Just Value Per Acre
5/3/2023		\$125,064	\$5,400
Size (ACPA)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
23.16		\$128,064	\$5,530
Parcel Number	Acreage (ACPA)	Acquisition Type	
07177-002-000	23.16	Fee Simple	
		Natural Community	Condition
		-	
		Other	Condition
		Successional Hardwood Forest	
		Semi- / Improved Pasture	
		Utility corridor	
Section-Township-Range		Archaeological Sites	
19-10-20		1 (barely) recorded on site, 29 in 1 mile	
		Bald Eagle Nests	
		0 on site, 1 in one mile	
REPA Score	N/A of 9.44 (Geographically closest to Paynes Prairie Additions, 6.98)		
KBN Score	Ranked 28 of 47 projects (Serenola Forest) - Barely within		
Outstanding Florida Waters	No OFW onsite; Near Paynes Prairie State Preserve OFW - within 0.78 miles		

**OVERALL DESCRIPTION:**

The 23.16-acre Koppaka Family Foundation property is one parcel (ACPA TPN 07177-002-000) located in central Alachua County, south of Gainesville. It is located immediately south of Serenola Forest Preserve, and Alachua Conservation Trust (ACT) owns the parcel along its northwest boundary and has a life estate agreement on parcels to the northeast. The property is not in an ACF project area, but it is very slightly within the Serenola Forest strategic ecosystem on the north side. It has approximately 740 ft of public frontage along SE 56<sup>th</sup> Ave. which, if acquired, could help facilitate better access to Serenola Preserve for management and public recreation.

Ecologically, the wooded areas of the property are entirely successional hardwood forest. The overstory canopy is heavily dominated by sweetgums, water oaks, and laurel oaks, but also contained laurel

cherry, red cedar, pignut hickory, black cherry, red mulberry, loblolly pine and winged elm in lesser numbers. Observed mid-story species include yaupon holly, dogwood, box elder, redbud and hawthorns in low to low-moderate densities. The understory is open and sparsely vegetated, and mostly consists of vine species and some common herbaceous plants and shrubs. The property has a long and varied agricultural history. Based on historic aerial photographs dating back to 1939, the property had already been cleared for pasture or other agricultural uses before that time along with many of the surrounding parcels. The current landowners acquired the property in 1983, and they grew a variety of exotic vegetables on two acres in the southern portion of the property and also planted a variety of fruit trees, including apples, peaches, pears, and over 700 oriental persimmon trees, throughout the rest property through the mid-1990s. The property was leased to another individual in 1999 who currently uses the property to stable and graze horses. Approximately 2.5 acres in the southeast portion of the property are currently maintained as pasture and contains a small stable, a small barn/ shed, and additional stalls for the horses. The horses have access to the wooded areas to graze also.

Invasive plant species are widespread across the site and were observed in low to moderate densities. Observed species primarily included coral ardisia, Chinaberry, Chinese tallow, and golden raintree, with Caesar weed, camphor tree, lantana, crotalaria, tropical soda apple, and Japanese honeysuckle observed to a lesser extent. The lessee reported seeing coyotes, turkey, deer, box turtles, and feral hogs throughout the years. Staff observed several bird species on the site visit including downy woodpecker, American crow, blue jay, cardinal, tufted titmouse, red bellied woodpecker, Carolina wren, and an American Redstart. Staff also found a couple individual *Matelea floridana* plants near the northern boundary, which are listed as state-endangered. There are no bald eagle nests on the site, and there is only a very small portion of one archeological site extending into the property. There is a powerline easement on the north side of the property between this parcel and Serenola Preserve which is periodically maintained by mowing and possibly herbicide.

#### **DEVELOPMENT POTENTIAL:**

*This development analysis is based on limited desktop review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The scenarios are oversimplified and meant only to convey a general sense of the potential of development intensity that is possible based on land use and zoning conditions.*

The subject site consists of 23.2 acres associated with a single parcel (PN 07177-002-000). As noted in the right figure, this parcel adjoins the south boundary of the County's Serenola Forest Preserve. Alachua Conservation Trust (ACT) owns the parcel adjacent to the northwest boundary and maintains life estate agreements on parcels to the northeast. The northern boundary of the subject property also coincides with the southern limits of the designated "*Serenola Forest Strategic Ecosystem*." As depicted in the below figure, the property is in the core of the designated "*Idylwild Serenola Special Area Study*" (ISSAS). There are no wetlands present on the property, and except for a 2.5-acre pasture within the southeast corner, the remaining approximately 20-acres has been categorized by Conservation staff as "Successional Hardwood Forest." The various vegetative species and habitat conditions indicate portions of this forested component may qualify for classification as "*Significant Upland Habitat*" (SH). Under a proposed residential development scenario within the ISSAS, the design "*shall use planned development zoning or cluster development that retains fifty (50) percent of the area as common Open Space. The*

*common Open Space shall retain the existing undisturbed vegetation.” [ULDC, Chapter 405, Article V, Section 405.19, (a)(3)].*

**Current Development Scenario:** The parcel is zoned “Residential Single Family Estate (RE)” and has a Future Land Use designation of “Residential (0-2 du/ac).” Based on the zoning criteria that allows for one residential unit per two acres or less, it is possible that up to 11 residential units could be authorized to be constructed on the 23-acre property.

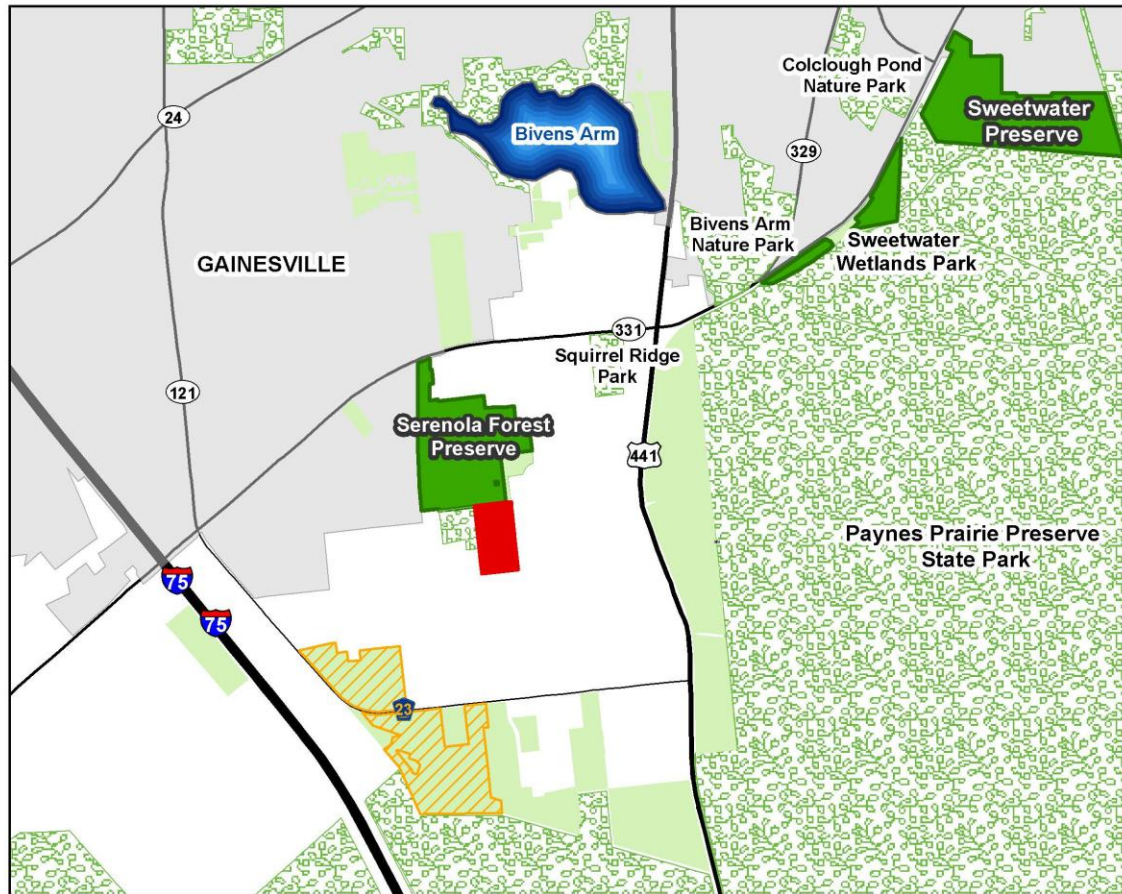
Depending on the presence and location of potential SH areas and associated requirements for preservation set-aside, it could be expected that the residential units would require concentrating into cluster patterns.

Between the RE zoning and potential habitat set-aside requirements, there would probably be fewer lots than preferred by some prospective developers. However, even though the property is close to amenities, it is also located in rural setting along one of the County’s few designated Scenic Roads, close to conservation areas owned and managed by the County and ACT, as well as the large UF/IFAS Horse Training Center.

Paynes Prairie Additions - The Koppaka Family Foundation - 5-25-2023					
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;		3		
	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;		1		
	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;		4		
	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;		2		
	G. Whether the property contains important, Florida-specific geologic features such as caves or springs;		1		
	H. Whether the property is relatively free from internal fragmentation from roads, power lines, and other features that create barriers and edge effects.		4		
(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;		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;		3		
	F. Whether the property has low incidence of non-native invasive species.		2		
(I-4) SOCIAL AND HUMAN VALUES	A. Whether the property offers opportunities for compatible resource-based recreation, if appropriate;		3		
	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			2.60	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.47
(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.		3		
(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;		3		
	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		4		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			3.00	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			2.00
	TOTAL SCORE				5.47
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

I:\Land Conservation\Land Conservation Matrix\Paynes Prairie\PPA Site Specific\Koppaka Family Foundation - Prepared by E. Uhlmann for May 25, 2023 LCB Meeting

## Paynes Prairie Additions - Koppaka Family Foundation Location Map



### Legend

- Koppaka Parcel (23.16 ac)
- ACF Preserve
- Conservation Lands
- ▨ ACF Active Acquisition List
- ACF Projects
- Lakes



0 0.5 1 2 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.



# Paynes Prairie Additions - Koppaka Parcel Map



## Legend

- Koppaka Parcel (23.16 ac)
- ACF Preserve
- Conservation Lands



0 0.075 0.15 Miles

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