

# Ayavalla Plantation

Less-Than-Fee

Leon County

<i>Year Added to Priority List</i>	2008
<i>Project Acres</i>	6,098
<i>Acquired Acres</i>	402
<i>Remaining Project Acres</i>	5,695
<i>2024 Assessed Value of Remaining Acres</i>	\$19,395,670

## Purpose for State Acquisition

The Ayavalla Plantation project in northern Leon County will assist in the coordination of conservation linkages between properties by connecting the Ochlockonee River Conservation Area Florida Forever project to properties near Lake Jackson. The projects will also increase the protection of Florida’s biodiversity at the species, habitats and natural community levels through the preservation of large natural landscapes. The Ayavalla Plantation project will support state water quality and quantity by protecting the site's surface waters and wetlands.

## General Description

The Ayavalla Plantation project is located in northern Leon County, bordering the Ochlockonee River and stretching from Old Bainbridge Road eastward to the northern edge of Lake Jackson. It has many parcels, all under the ownership of the Phipps family. As part of the planned less-than-fee acquisition, the Phipps family will retain 15 small-acreage tracts spaced throughout the project area that may be used as home sites.

The project includes more than five miles of river frontage. The southeastern boundary is partly defined by Meridian Road (County Road 155) and the western boundary partly fronts on Old Bainbridge Road (County Road 157). The project is also adjacent to Elinor Klapp-Phipps Park managed by the City of Tallahassee.

The Ayavalla Plantation project landscape is part of the Red Hills Physiographic Province, characterized by rolling terrain and clay soils that rest upon limestone. The wetlands on the property include a variety of freshwater lake and riparian systems. Elevations range from approximately 90 to 200 feet above mean sea level and are lower near the river. The principal native landcover was once upland longleaf pine forest but has been heavily disturbed by centuries-long agriculture and timber production, food plots and clearing. However, a pine component is once again prominent, including shortleaf, loblolly and slash pine. Roughly one-third of these pinelands are now in intensive silviculture. The remainder closely resembles upland pine forest at a structural level (although it is not considered a native upland pine forest community).

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Approximately 15 percent of the property is classified as a Strategic Habitat Conservation Area, primarily for wading birds. The river corridor segment of the property may provide habitat for larger, far-roaming listed species such as the Florida black bear (*Ursus americanus floridanus*). Other rare and imperiled species that are likely to occur within this project include the southern fox squirrel (*Sciurus niger niger*), gopher frog (*Lithobates capito*), pine barrens treefrog (*Hyla andersonii*), Florida pine snake (*Pituophis melanoleucus mugitus*) and gopher tortoise (*Gopherus polyphemus*). There is potential for restoration of gopher tortoise habitat.

FNAI Element Occurrence Summary

<b><u>FNAI Elements</u></b>	<b><u>Score</u></b>
Gopher tortoise	G3/S3
Florida black bear	G5T4/S4
Round-tailed muskrat	G2/S2
<i>Narrowleaf Naiad</i>	G3/S2
Southeastern weasel	G5T4/S3?
Bald eagle	G5/S3
Southeastern fox squirrel	G5T5/S3

**Public Use**

The Ayavalla Plantation project is proposed for less-than-fee acquisition and does not provide for public access. However, upon coordination with the landowner, the site could possibly be used for special events and activities.

**Acquisition Planning**

**2008**

On June 13, 2008, the Acquisition and Restoration Council (ARC) approved the Ayavalla Plantation Florida Forever project. The project had an estimated tax assessed value of \$23,675,453.

**2011**

On December 9, 2011, ARC placed this project into the Less-than-Fee category.

**Coordination**

Leon County is supportive of the goals of the acquisition but is not a partner in the acquisition.

**Management Policy Statement**

As a less-than-fee acquisition, the Ayavalla Plantation project would be managed for conservation purposes by the landowner as outlined in the conservation easement.

**Manager(s)**

If acquired as less-than-fee, management responsibility would remain with the landowner. Periodic monitoring of the site’s management to confirm continued conservation easement compliance would be coordinated by the Department of Environmental Protection’s (DEP) Division of State Lands.

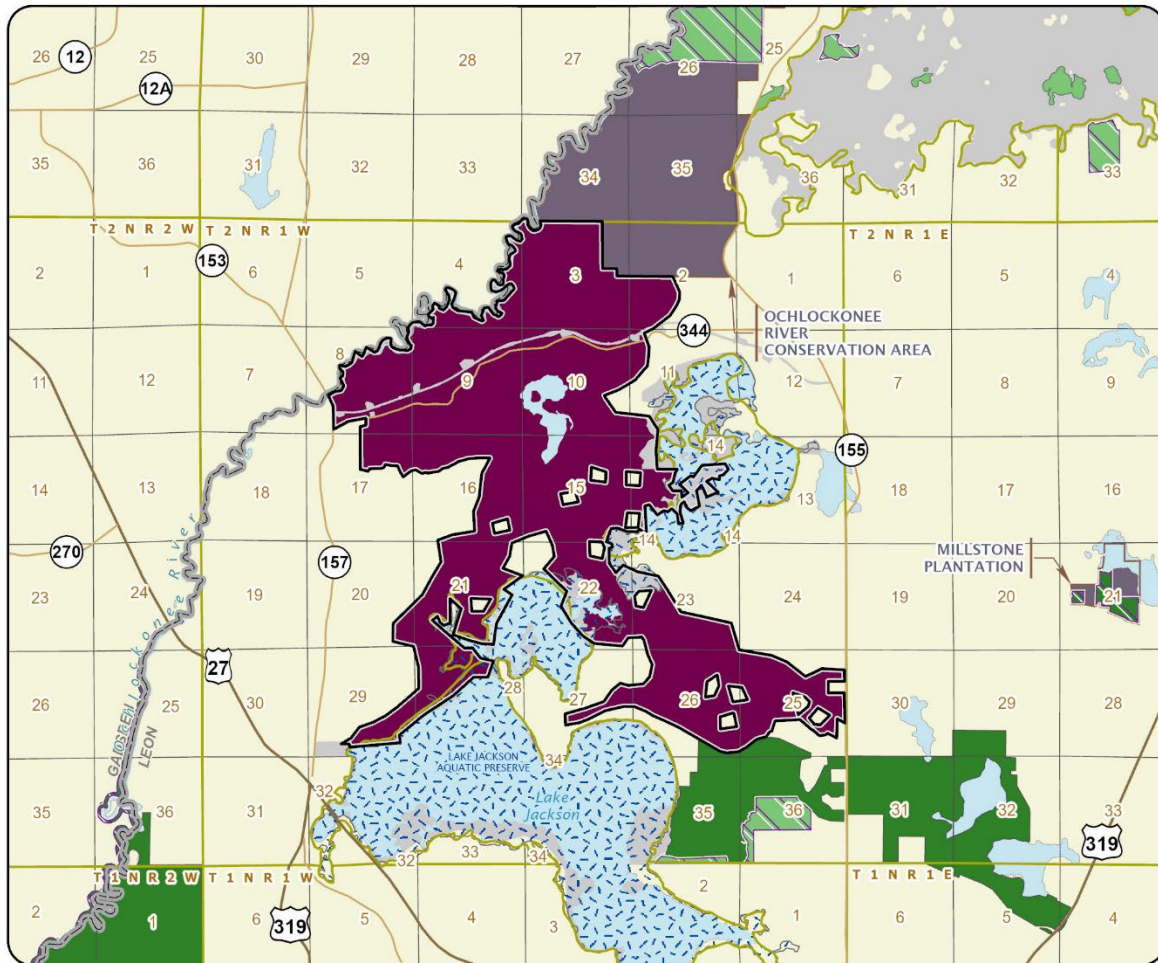




### Management Prospectus

DEP's Division of State Lands will periodically monitor the conservation easement, while the management will be conducted by the property owner.





### AYAVALLA PLANTATION

#### LEON COUNTY

