

East Newnans Lake

Putz

1/23/2025

Project Score		Buildings	
5.53 of 10.00		0 on ACPA, 0 on site	
Inspection Date		Just Value	Just Value Per Acre
1/9/2025		\$201,640	\$3,670
Size (Total, ACPA)		Total Value (Just, Misc, Bldg)	Total Value Per Acre
54.94		\$201,640	\$3,670
Parcel Number	Acreage (ACPA)	Acquisition Type	
17991-000-000	40	Fee Simple	
17993-000-000	14.94	Natural Community	Condition
Archaeological Sites		Basin Swamp (lakeshore)	Good
1 recorded on site, 2 in 1 mile		Baygall	Good
Bald Eagle Nests		Mesic Hammock	Fair-Good
1 on site, 3 in one mile		Mesic-Scrubby Flatwoods	Fair-Good
Section-Township-Range		Other	Condition
16-10-21		Pine plantation	

REPA Score 7.51 of 9.44 (East Newnans Lake)
KBN Score Ranked 13 of 47 projects (East Side Newnans Lake)
Outstanding Florida Waters N/A

Overall Description:

The Putz property is in eastern Alachua County, on the southern shore of Newnan’s Lake, between Gainesville and Hawthorne. The 54.94-acre property consists of two parcels under a single ownership and has been nominated as a fee simple acquisition. It is within the East Side Newnan’s Lake strategic ecosystem and the East Newnan’s Lake ACF project area. It borders a State of Florida publicly owned parcel of the Newnan’s Lake and is bordered on all other sides by privately owned land (Zetrouer/Piney Woods Hunt Club). Elevations on the property range from approximately 84 feet in the upland areas descending to 66 feet towards the lake shore. A steep slope is present going down from the mesic hammock down to the lake shore. The property has been used as a research area and classroom by the landowner, who is a professor at the University of Florida. Several of his students have conducted projects on the property as well as the landowner instructing several classes. The communities present on the property include basin swamp (lake shore swamp), mesic hammock, baygall, mesic-scrubby flatwoods, and pine plantation.

I:\Land Conservation\Land Conservation Matrix\East Newnan's Lake\ENL site specific evaluations\Putz – M. Barker for 1-23-2025 LCB Meeting

The basin swamp along the edge of Newnan's Lake is in good condition. It was dominated by cypress and interspersed with sweetgum and black gum. It is periodically inundated by the lake through a connection to the northeast. The baygall is in good condition and has been wet for 30 or more years, according to the landowner. The baygall was full of loblolly bays, black gums, and several large slash pines, with an understory of gallberry and other native shrubs. There is a national co-champion slash pine that was previously recorded within the bayhead, but it was not observed during the site visit due to high water levels. Despite the presence of older pines in this area, no pine regeneration was observed within the bayhead. There is a recorded bald eagle nest in this area that was observed by staff during the site visit. It is unclear whether the nest is being actively used, but both bald eagles and great horned owls were heard during the site visit, so it is possible that it is being used by one of these species.

The mesic hammock was in good-fair condition. It contained a diversity of mid- and upper story species including wild olive, southern magnolia, American holly, pignut hickory, mixed oak species, cabbage palm, and sparkleberry, but the understory was fairly open. An abundance of coral ardisia was observed in places, especially on the northwest side of the property and on the slopes down to the lake edge. An ecotonal area with characteristics of successional mesic-scrubby flatwoods contained a mixture of dryer upland species mixed with species found in wetter communities, and included rusty lyonia, fetterbush, sand live oak and chapman's oak with both deer moss and sphagnum moss in the groundcover. Portions of the property have been cleared historically, as noted from landowner accounts and historic aerial imagery dating back to the late 1930's. There was some evidence of historic ditching which may have affected site hydrology over time. The landowner stated they had been ankle deep in standing water in this area and it was cleared in the 1930s and used as a corral. The landowner had also planted some longleaf and slash pine in this vicinity as part of their research. A small area that landowner characterized more as scrubby flatwoods was not seen during the visit.

The property is on the edge of the Lake Pithlachocco Canoe Site cultural resource area. Looting has not been an issue on the property due to actions by the neighboring Zetrouer property managers. Remnants of a historic citrus packing house foundation and citrus grove was observed during the site visit. Evidence of the turpentine industry, including herty pots and cat-faced trees, have been documented by the landowner. An old trail went by the house which the landowner believes was part of the Old St. Augustine Rd. but could also be another historic road that routed around Newnan's Lake. At this time, staff have not been able to assess historic records further.

The coral ardisia was the primary invasive species observed and was most abundant in areas of historic disturbance around the former homesite and citrus grove. Some bamboo and non-native azaleas were also observed in this area. A single air potato was found near the lake shore; a remnant of previous infestations the landowner has consistently treated. Trifoliate orange was not observed during the site visit, but the landowner said some may be on the property.

Wildlife observations during the site visit included bald eagles, great horned owl, barred owl, osprey, red-bellied woodpecker, pileated woodpecker, and blue-gray gnatcatcher. Observations by the landowner have included gopher tortoise, water moccasin, scarlet kingsnake, coral snake, yellow rat snake, diamondback rattlesnake, bobcat, and bear sign (scat). Invasive apple snail eggs were observed on a tree.

Development Review:

This development analysis is based on a limited desk-top review and is founded upon current County Land Development Regulations and Comprehensive Plan policies. The Development Scenario is oversimplified and is meant only to convey a general sense of the potential of development intensity that could be possible based on land use and zoning conditions.

The parcels are currently owned by Putz and Romero and Francis Putz Life Estate. The property has a Future Land Use of Rural/Agriculture. Under the current land use and zoning, development of the parcels is limited primarily to agricultural uses and low-density single-family development (1 unit per 5 acres), with other development types allowed on a limited basis.

There are natural features on the parcels that would have protection from development activities under current regulations. Review of wetlands data and aerial imagery indicates extensive wetlands on the subject property, totaling approximately 40.3 acres. The wetlands on site would be protected by Chapter 406, Article VI of the Unified Land Development Code (ULDC), as well as an upland buffer that would be required to maintain a 50' minimum, 75' average width. Given the estimated extent and location of the wetlands, approximately 43 acres of the property would be protected from development. The parcels are also located entirely within the East Side Newnan's lake Strategic Ecosystem, which may require a set-aside of up to 50% of the upland area (inclusive of wetland buffers).

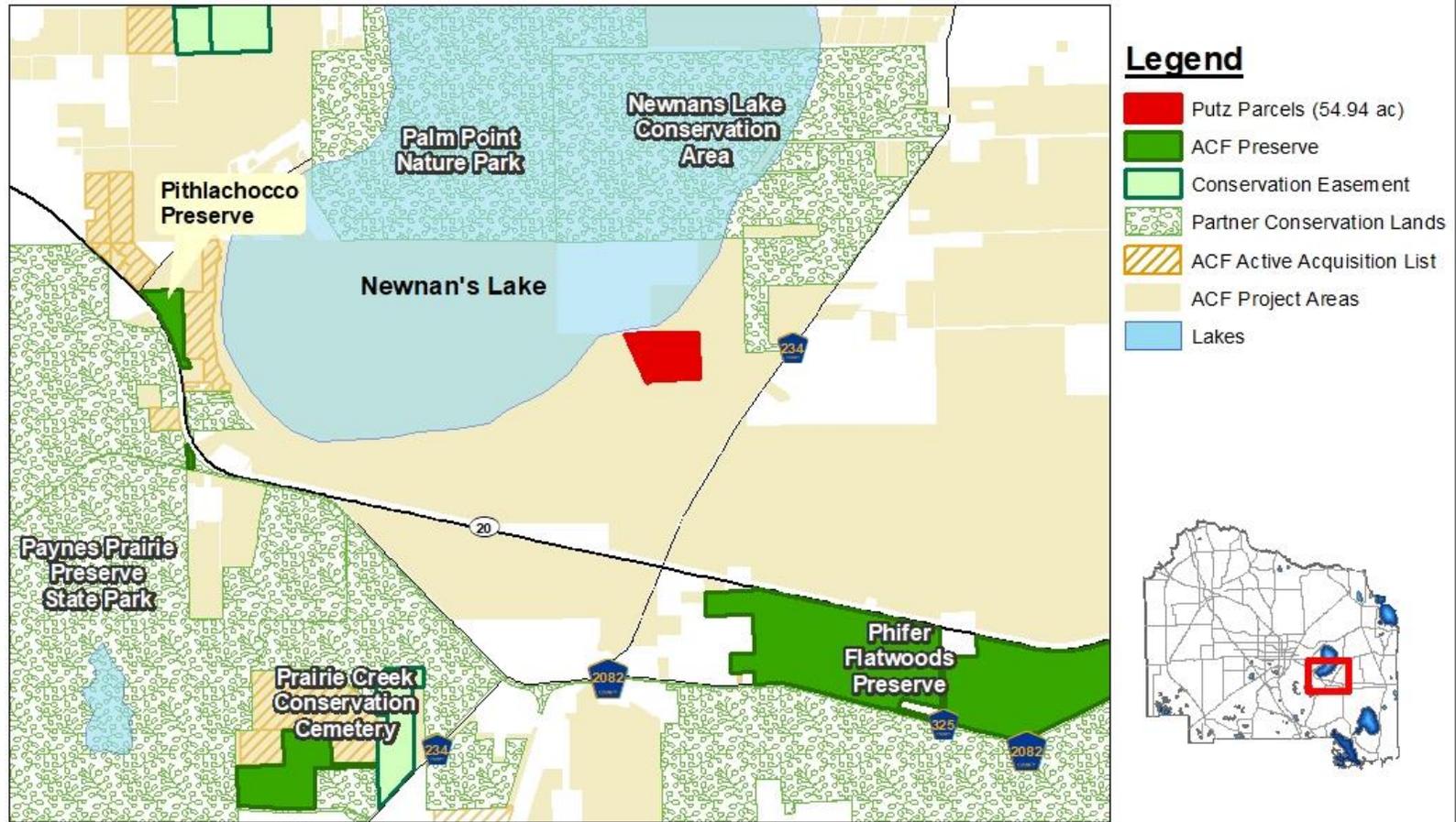
Given the extent of the wetlands, combined with the Strategic Ecosystem, the property will have limited development potential. The remote location, limited availability of infrastructure, construction costs, and generally limited development demand in the area would further reduce development potential for these sites.

East Newnans Lake - Putz - 1/23/2025					
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;		1		
	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;		4		
	D. Whether the property serves an important flood management function.		4		
(I-2) PROTECTION OF NATURAL COMMUNITIES AND LANDSCAPES	A. Whether the property contains a diversity of natural communities;		2		
	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;		3		
	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;		3		
	F. Whether the property is large enough to contribute substantially to conservation efforts;		3		
	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.		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;		3		
	C. Whether the property contains plants or animals that are endemic or near-endemic to Florida or Alachua County;		2		
	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;		2		
	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.		3		
	AVERAGE FOR ENVIRONMENTAL AND HUMAN VALUES			2.75	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	1.333			3.67
(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;		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 market conditions.		2		
	AVERAGE FOR ACQUISITION AND MANAGEMENT VALUES			2.80	
	RELATIVE IMPORTANCE OF THIS CRITERIA SET IN THE OVERALL SCORE	0.667			1.86
	TOTAL SCORE				5.53
NOTES					
	General Criteria Scoring Guidelines				
	1 = Least beneficial, 2 = Less Beneficial than Average, 3 = Average, 4 = More Beneficial than Average, 5 = Most Beneficial				

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East Newnan's Lake - Putz Location Map



Legend

- Putz Parcels (54.94 ac)
- ACF Preserve
- Conservation Easement
- Partner Conservation Lands
- ACF Active Acquisition List
- ACF Project Areas
- Lakes



0 0.5 1 2 Miles

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East Newnan's Lake - Putz Parcel Map



Legend

-  Putz Parcels (54.94 ac)
-  Alachua County Creeks



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