

# Proposed Alachua County Forever (ACF) Acquisitions



## East Newnans Lake – Putz & Romero Acquisition

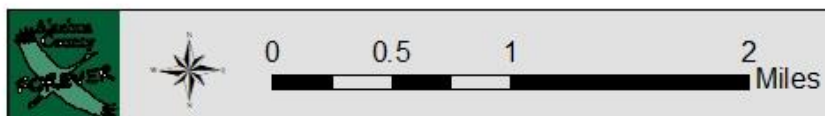
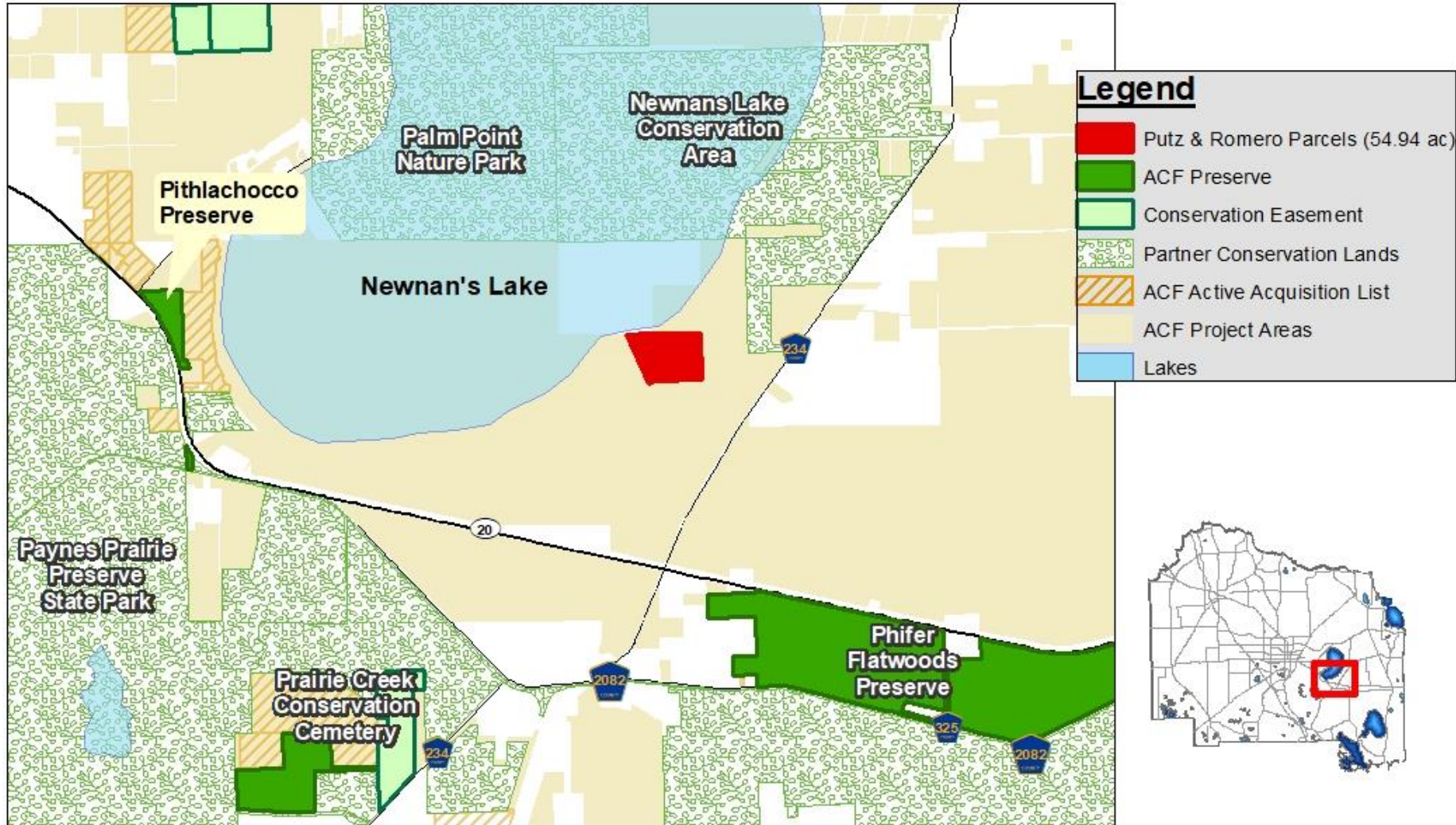
Andi Christman  
Program Manager, Land Conservation & Management

# Summary of Proposed Putz & Romero Acquisition

- **Owner:** Francis Putz & Claudia Romero
- **Option Contract:** Fee Simple Acquisition
- **Parcel number:** 17991-000-000 & 17993-000-000
- **Acreage:** ± 54.94 acres
- **Zoning/Land Use:** Agricultural (A) / Rural/Agriculture



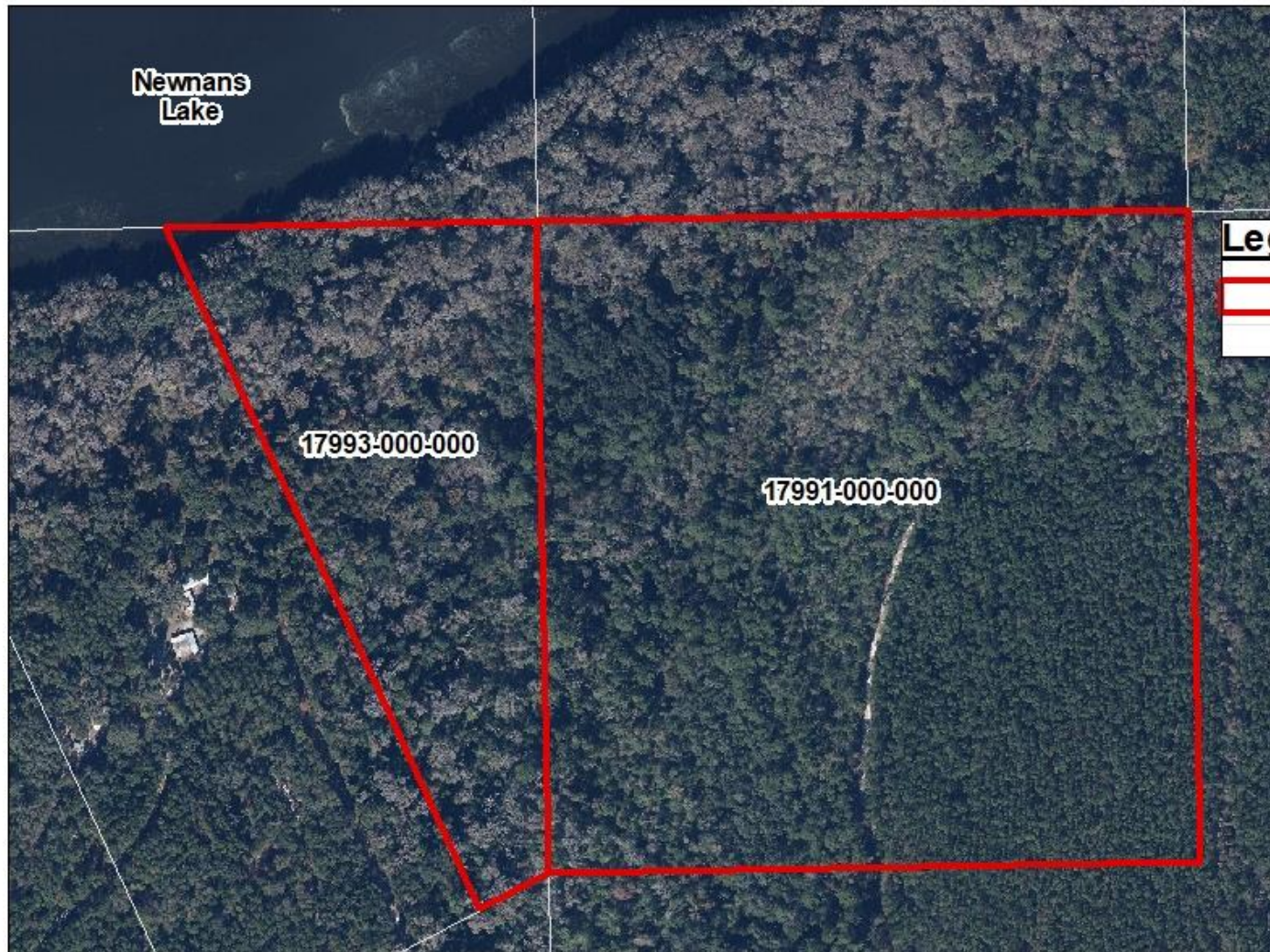
# East Newnan's Lake - Putz & Romero Location Map



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.

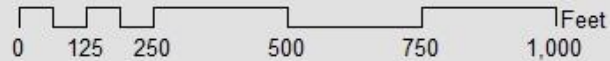


# East Newnan's Lake - Putz & Romero Parcel Map



**Legend**

-  Putz & Romero Parcels (~54.94 ac)
-  ACPA Parcels

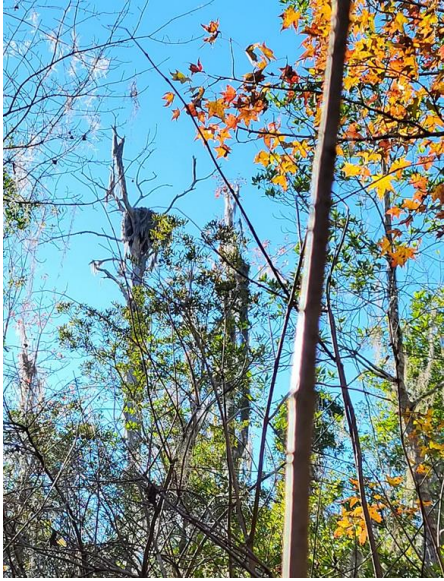


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# Putz & Romero Natural Resources and Recreation

- Natural Communities:
  - Basin swamp (lakeshore of Newnans Lake), baygall, mesic hammock and mesic-scrubby flatwoods
- Located within:
  - East Side Newnans Lake Strategic Ecosystem (ranked #13 of 47 projects)
  - East Newnans Lake Alachua County Forever Project Area (REPA score: 7.51 of 9.44)
  - Florida Wildlife Corridor
  - Ocala to Osceola (O2O) Wildlife Corridor
  - Lakeshore of the Lake Pithlachocco Canoe Site Cultural Resource Area
  - Orange Creek Basin Management Action Plan crediting area
  - Newnans Lake is designated as an impaired water body (FDEP)
- Recreation:
  - Due to the limitations of the access easement on a small private dirt road, public access will be restricted to periodic nature group nature tours (by appointment only)










# Summary of Proposed Putz & Romero Acquisition

- **Purchase Type:** Fee Simple Option Contract
  - **Land Management:** Alachua County - lead manager
  - **Closing:** August 2026 (135 days after March 24th)
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# Summary of Proposed Putz & Romero Acquisition

- Putz & Romero Option Contract: No Permitted Exceptions
- Non-standard exceptions the County may permit: Schedule B-II Title Exceptions #3, #5, #6, #7 & #8):

**#3.** Any Owner's Policy issue pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerge, filled and artificially exposed lands, and lands accreted to such lands.

**#5.** All matters contained on the Plat of Newnan's Lake (Orange Grove) of the Estate of J.A. Kennedy, as recorded in Deed Book Q, Page 126, Public Records of Alachua County, Florida.


**#6.** Terms and conditions as set forth in easement contained in instrument recorded October 1, 1987, under O.R. Book 1677, Page 166, Public Records of Alachua County, Florida.

**#7.** Coverage is excepted as to riparian and littoral rights; the possible right of the public to use the beach area and/or waterways; and any Land insured herein that was formerly or is currently submerged, including any filled lands, artificially exposed lands; and lands accreted to such lands, for the rights of the United States Government and the State of Florida. If the Navigational Servitude Endorsement is attached to this policy and made a part hereof, the coverage afforded thereby shall not extend to any portion of the Land subject to a claim of ownership by the State of Florida by right of sovereignty. Commitment exception #3 is hereby deleted in its entirety.

**#8.** Notwithstanding Coverage Risk number 4 of the jacket of this policy, this policy does not insure any right of access to and from that portion of the subject property described in Parcel 2 as stand-alone parcels, whose access is only provided through common ownership with Parcel 1.

**Some of the title exceptions may be deleted prior to closing based on additional title examination or the survey.**

# Summary of Proposed Putz & Romero Acquisition

- **Purchase price: \$549,400 total**
  - **Estimated due diligence cost: \$47,308 for, Phase I ESA, recording and attorney's fees, title insurance and boundary survey**
  - **Total Expenditure Request: \$656,379 (includes 10% contingency)**
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# Putz & Romero Acquisition Recommendations

1. Approve and authorize the Chair to exercise the East Newnans Lake – Putz & Romero Option Contract to purchase Real Property, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract; and
2. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#3, #5, #6, #7 and #8) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
3. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#3, #5, #6, #7 and #8) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
4. Authorize staff to execute additional documents as necessary to close the transaction.