

**LAND ACQUISITION DEPARTMENT  
EXECUTIVE SUMMARY**

**PROJECT:** Allapattah Ranch

**PURPOSE:** Lease Extension and Rent Adjustment – Randy Fulford

**CONTRACT:** LS051082- Approximately 892.41 Acres–Martin County

**REQUEST:** Authorize an Amendment to the Randy Fulford lease to extend the term by five years from September 1, 2010 to August 31, 2015, and adjust the rent based on a recent market rent analysis

**BACKGROUND:**

In January 2003, the District, in conjunction with Martin County, acquired Tract No. 100-005 within the former Allapattah Ranch property consisting of approximately 7,259.97 acres. When the District acquired the property, there was an existing cattle grazing lease that terminated in August 2005. The District solicited a Request for Bids for a new lease on a portion of the property referred to as Parcel D which consists of approximately 892.41 acres. Randy Fulford was the successful bidder. Acreage from the original bid in 2005 has been reduced by 223 ± acres for a Martin County hurricane debris storage site (100 acres) and a public dove hunting site (123 acres). The lease is scheduled to terminate August 31, 2010, and the lessee has requested an extension. The renewal is consistent with Governing Board policy that allows an existing lease to be renewed if the lessee is in good standing and agrees to any modifications to the lease terms and conditions as determined by District staff. In addition to adjusting the annual rent based on a recent appraisal of the price per animal unit rather than price acre, the amendment will modify the lease to (i) require the lessee to pay the taxes and assessments accruing on the leased premises during the lease term on or before February 1 or notify the District that it is contesting the tax assessment, (ii) revise the termination provisions to be consistent with current District policy for agricultural leases, (iii) allow the District access to the leased premises to inspect the property for appropriate gopher tortoise relocation sites, and (iv) revise portions of the Statement of Work regarding the lessee's obligations relative to prescribed burns and exotic plant management.

**FISCAL IMPACT:**

The adjusted rent will be 223 Animal Units @ \$75.00 per animal unit for an annual rent of \$16,725, subject to an annual CPI increase, with an additional adjustment after four (4) years based on an analysis of the then current market rent.

**RECOMMENDATION:**

That the Governing Board of the South Florida Water Management District authorize an amendment to Contract LS051082 with Randy Fulford, Inc. to extend the term by five years, from September 1, 2010 to August 31, 2015, and adjust the rent to \$75 per

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animal unit for 223 animal units, subject to an annual CPI increase, with an additional adjustment after four (4) years based on an analysis of the then current market rent.

Prepared by: \_\_\_\_\_  
Andrea Stringer  
Sr. Property Manager  
Land Acquisition Department

\_\_\_\_\_  
Date

Reviewed by: \_\_\_\_\_  
Ruth P. Clements, Director  
Land Acquisition Department

\_\_\_\_\_  
Date

Approved by: \_\_\_\_\_  
Kenneth G. Ammon, P.E.  
Deputy Executive Director  
Everglades Restoration and Capital Projects

\_\_\_\_\_  
Date

For purposes of a conflict check:

Randy Fulford  
3300 S.W. 28<sup>th</sup> Street  
Okeechobee, FL 34974