

**LAND ACQUISITION DEPARTMENT
EXECUTIVE SUMMARY**

- PROJECT:** Paradise Run
- PURPOSE:** Lease Extension and Rent Adjustment – C2 Ranch, Inc.
- CONTRACT:** LS050770 - Approximately 895.14 Acres–Glades County
- REQUEST:** Authorize an Amendment to the C2 Ranch, Inc. lease to extend the term by five years from July 8, 2010 to July 7, 2015, and adjust the rent based on a recent market rent analysis.

BACKGROUND:

The South Florida Water Management District ("District") acquired Tract 105-024, approximately 895.14 acres located in Glades County, FL for the Paradise Run project. The project was delayed and a Request For Bids was solicited for a five year cattle grazing lease. The lease was awarded to C2 Ranch, Inc. and is scheduled to terminate in July 2010. The cattle stocking rate is reduced as a result of Best Management Practices. There are no immediate construction plans and the lessee is interested in extending the lease. 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, and (ii) revise portions of the Statement of Work regarding the lessee's obligations relative to exotic plant management.

FISCAL IMPACT:

The adjusted rent will be 149 Animal Units @ \$70 per animal unit for an annual rent of \$10,430.00, subject to an annual CPI increase.

RECOMMENDATION:

That the Governing Board of the South Florida Water Management District authorize an amendment to Contract LS050770 with C2 Ranch, Inc. to extend the term by five years, from July 8, 2010 to July 7, 2015, and adjust the rent to \$70.00 per animal unit for 149 animal units, subject to an annual CPI increase.

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Date

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