



St. Johns River Water Management District

Ann B. Shortelle, Ph.D., Executive Director

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On the Internet at floridaswater.com.

DATE: October 5, 2015

TO: Prospective Respondents

FROM: Debbie Stratton, Project Manager 

SUBJECT: Addendum #1 to Invitation to Submit Offer, LRS1177, Cattle Lease, Lake Norris

As a result of questions/inquiries at the Mandatory Site Visit held Thursday, October 1, 2015, the following clarifications/additional information are provided. Please make all appropriate changes to your ITO documents and respond accordingly.

1. Question: What water sources are available?

Clarification: See page 8, paragraph 7, and page 19, paragraph 6(l) of the ITO documents. There is a security residence on the District's property. Electricity and water from that residence may be used. In addition, there is an Artesian Well at the camp site; however, whomever leases the property would have to put power and a pump to it. There is no guarantee enough water would be produced by this well for your purposes. Also, the Lessee would have to allow campers to use the water. There is a "seepage" spring on the backside of a hill on the property. The spring can be used when there is water available from it; however, when there is not a lot of rain, the spring becomes dry.

2. Question: Will the District allow the Lessee to put a well on the property? Do we need a permit for a 4" well?

Clarification: The District will allow a well to be put in. Once the lease ends, the well will become the property of the District. A permit is required to construct a 4" well. You must go through the Lake County Environmental Health Department, 315 W. Main Street, Suite 523, Tavares, FL 32778. Contact person is Stephanie Daugherty at (352) 253-6130.

3. Question: Can water be retrieved from the nearby creek?

Clarification: No, the creek is not adjacent to the lease area and may not be used as a water source.

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4. Question: There is a 40-acre out parcel that has been recently sold. Information about the new owners is provided below. You will need to make an agreement with the current owners if you desire to use their electric and well.

Clarification: The District has provided an easement through its property to the out parcel for its owners. The information available on the new owners is: Nathaniel "Mike" Douglas, Post Office Box 63, Eustis, FL 32727. His phone is (352) 267-3912 and he is aware of the District's current efforts to enter into a new cattle lease. He anticipates hearing from potential interested parties.

5. Question: Does the cattle pen stay?

Clarification: Yes, however, the attached slide gate will be removed from the cattle pen.

6. Question: What is the "average" rainfall level at this property?

Clarification: The "average" rainfall level annually is 51.6 inches. We have had an unusually wet year this year, and the pasture is in better shape than it has been over the past several years of dry weather.

7. Question: There is prickly pear cactus on the property. The District does not currently provide any maintenance to remove the cactus. If the Lessee wanted to remove/destroy some of the cactus, would the District consider assisting with the cost thereof?

Clarification: See page 8, paragraph 10. District Land Manager may authorize, at his total discretion, authorization to provide a 50% credit of the costs of control of prickly pear performed by Lessee. No in-kind services should be performed without first obtaining authorization from the District's Land Manager.

8. Question: Is the entire perimeter of the property fenced? Who is responsible for maintenance of the fence?

Clarification: See page 8, paragraph 5, of the ITO documents. Yes, the entire perimeter is fenced and the Lessee is responsible for its maintenance. The recent sale of a 40-acre out parcel may require fencing around that area. If a fence is required around the 40-acre parcel, the District would consider working with the new Lessee on the cost of putting in the fence. In the past, the District has sometimes paid for the fencing material and required the labor to be done by the Lessee, however, at this time, there is no approval for this to be fenced, or funds set aside to do so.

9. Question: Who is responsible for property maintenance?

Clarification: See page 18, paragraph 6(i) of the ITO documents. The Lessee is responsible for property maintenance of the leased property. The only time the District would consider assisting with "partial" reimbursement for work being done is if the work helps increase the conservation value of the land.

10. Question: Are in-kind services authorized for payment and what would be a typical in-kind service.

Clarification: See page 16, paragraph 4(c) of the ITO documents. In-kind services may be authorized for partial credit toward the lease fees. The District's Land Manager, RH Davis, may recommend, and if so must approve of, any in-kind work credits. An example of in-kind services would be that the Lessee perform mowing or roller chopping services for the District on District property located outside of the leased area.

11. Question: What power company is in the area?

Clarification: Sumter Electric Cooperative is the local power company for this location.

12. Question: Can the Lessee do prescribed burns on the property?

Clarification: See page 17, paragraph 5(d) of the ITO documents. The Lessee may not burn the property. If the Lessee is interested in having it burned he can talk to the District's Land Manager, and if the District's schedule allows it, the District may burn or assist in burning.

13. Question: Is fertilization and pesticide application authorized?

Clarification: See page 19, paragraph 6(j) of the ITO documents. Yes, but the Lessee must pull a soil sample for analysis and get District permission prior to fertilizing, and following fertilization. No fertilizer with a high level of phosphorus will be authorized. Any pesticide application must be approved by the District's Land Manager.

NOTE: The ITO Opening remains 2:00 p.m., Tuesday, October 13, 2015. Please acknowledge receipt of this Addendum on the FORM provided in the ITO package. If you have any questions, please call me at (386) 329-4196 or e-mail dstratto@sjrwmd.com.

The Invitation To Submit Offer and This Addendum may also be located on the District's website at: www.floridaswater.com/land/cattlelease/