



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

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NOTICE OF INTENDED DECISION

DATE: June 4, 2025
TO: All Respondents
FROM: Diana Bankhardt, Real Estate Specialist
SUBJECT: Notice of Intended Decision

As a result of the Invitation to Submit Offers (ITO) LRS 2619 for cattle grazing leases on Fort Drum Conservation Area – Indian River County, Florida, staff will recommend to the Governing Board at its July 8, 2025 meeting that the awards be made as follows:

Recommend approval of award of Invitation to Submit Offer (ITO), LRS 2619, and award of a cattle grazing leases, to the highest responsible and responsive respondent, Edward Partin Jr. for lease of 1,310 \pm acres on Fort Drum Conservation Area – North Tract, and the recommendation for approval of award for the South Tract is Nail Ranch, Inc. for lease of 1,928 \pm acres in Indian River County, Florida.

Attached please find the ITO Tabulation (Attachment 1) and a document entitled, “Notice of Rights” (Attachment 2), which describes certain rights you may have in regard to the awarding of this Invitation to Submit Offer. You should pay close attention to the time limitations specified in the Notice of Rights.

If you have any questions or comments based on the above recommendation, please call Diana Bankhardt at (321) 615-4329.

Enclosures

Attachment 1 – Tabulation
Attachment 2 – Notice of Rights

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FLEMING ISLAND

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ATTACHMENT 1 — ITO TABULATION

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

RESPONDENT TAB SHEET

NUMBER: LRS 2619 DATE: May 29, 2025

RESPONDENT	FEE AMT PER ANIMAL UNIT (AU)	TOTAL ANNUAL FEE AMOUNT
Hm cattle Company (South)	# 333.00	# 61,272.00
H2 Cattle, LLC (North)	602.00	71,036.00
H2 Cattle, LLC (South)	380.50	70,012.00
AK Ag, LLC (South)	277.00	50,968.00
Z-7 Cattle, LLC (North)	383.00	45,194.00
Agri-Timber, Inc. (North)	228.00	26,904.00
Agri-Timber, Inc. (South)	215.00	39,560.00
Nail Ranch, Inc. (South)	613.00	112,792.00
Edward Partin, Jr. (North)	616.00	72,688.00
Crescent TS Cattle Co. (North)	185.00	21,830.00
Crescent TS Cattle Co. (South)	185.00	34,040.00
Labelle Ranch, Inc. (North)	460.00	54,280.00
Labelle Ranch, Inc. (South)	510.00	93,840.00
5 L Cattle, LLC (North)	400	47,200.

RESPONDENT	FEE AMT PER ANIMAL UNIT (AU)	TOTAL ANNUAL FEE AMOUNT
SL Cattle, LLC (South)	400.00	73,600.00
Crescent Bar Cattle Co, LLC (North)	211.50	24,957.00
Crescent Bar Cattle Co, LLC (South)	211.50	38,916.00
Crown Ventures, LLC (North)	271.50	32,037.00
Crown Ventures, LLC (South)	271.50	49,956.00
Aaron Avedisian (South)	285.00	52,440.00
Donald Hamilton (North)	255.12	30,104.16
Donald Hamilton (South)	260.99	48,028.16
Samuel Mack (North)	276.12	32,582.16
Samuel Mack (South)	254.60	46,846.40
Pastors 5 Land + Cattle (North)	426.00	50,268.00

ATTACHMENT 2 — NOTICE OF RIGHTS

Pursuant to §120.57(3), Fla. Stat., and Rule 28-110.003, Fla. Admin. Code, any person adversely affected by a District decision or intended decision to award a contract, or to reject all bids, proposals, or qualifications, must file a Notice of Protest within 72 hours after receipt of the decision or intended decision. Pursuant to §287.042(2)(c), Fla. Stat., any person who files an action protesting the decision or intended decision must post with the District Clerk at the time of filing the formal written protest a bond, cashier's check, or money order made payable to the St. Johns River Water Management District in an amount equal to one percent of the District's estimated contract amount.

Pursuant to §120.57(3), Fla. Stat., and Rule 28-110.004, Fla. Admin. Code, the protester must also file with the District Clerk a Formal Written Protest within ten days after the date the Notice of Protest is filed with the District. The Formal Written Protest must state with particularity the facts and law upon which the protest is based.

No additional time will be added for mailing. All filings must comply with Rule 28-106.104, Fla. Admin. Code, and must be addressed to and received by the District Clerk at the District Headquarters in Palatka, Florida within the prescribed time periods. The District will not accept as filed any electronically transmitted facsimile pleadings, petitions, Notice of Protest or other documents. Failure to file a protest within the time prescribed in §120.57(3), Fla. Stat., or failure to post the bond or other security required by law within the time allowed for filing a bond will constitute a waiver of proceedings under chapter 120, Fla. Stat. Mediation under §120.573, Fla. Stat., is not available.