




# St. Johns River Water Management District

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

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500  
On the Internet at [www.sjrwmd.com](http://www.sjrwmd.com).

Date: June 19, 2017  
TO: Prospective Respondents  
FROM: Debra Stratton, Real Estate Services Coordinator   
SUBJECT: Addendum #1 to Invitation to Offer LRS1341 – Seminole Ranch Property,  
Orange County

As a result of questions/inquiries at the Mandatory Site Visit held Wednesday, June 7, 2017, the following clarifications/additional information are provided. Please make all appropriate changes to your ITO documents and respond accordingly.

1. Question: The District was asked about the hunt schedule for this area.

Clarification: The new hunt brochure for next year is already available online and has all the relevant information. It can be found here:

<http://myfwc.com/hunting/wma-brochures/ne/seminole-ranch/>. This hunt brochure explains the authorized public access on the property. The District encourages potential respondents to review it carefully. The entire lease area is included within the WMA boundary and as such, is open to hunting in accordance to the published schedule and regulations.

2. Question: Does the FWC allow private hunters to use dogs to hunt on this property?

Clarification: FWC hunt regulations state: "Dogs: 1. Hunting with dogs is prohibited, except that dogs may be used during the wild hog-dog season and dogs may be used for hunting small game (quail, rabbit, squirrel and migratory birds) during the small game season. 2. No person shall allow any dog to pursue or molest any wildlife during any period in which the taking of wildlife by the use of the dogs is prohibited. 3. Dogs on leases may be used for trailing wounded game. 4. For purposes other than hunting, dogs are allowed, but must be kept under physical restraint at all times."

3. Question: Does FWC have dove fields on the site? How does this effect the lessee and/or lease agreement?

Clarification: FWC currently maintains approximately 5 food plots and/or dove fields within the lease area. Each of these is roughly an acre and a half in size and is surrounded by an electric fence that FWC maintains. I will identify the 5 fields on a map and send to you. The public may hunt these fields. They likely get the most attention from dove hunters during small game seasons. The fields do not have any affect on the lessee other than that they may encourage some hunters within the lease area.

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4. Question: Will the District authorize in-kind services for replacement of the cow pen?

Clarification: The District will not authorize any credit for repair or maintenance of cow pens. It will be the responsibility of the lessee to maintain, at their expense, the pens to a level that they require for their operations.

5. Question: Will the District authorize in-kind services for eradication of the thistle on the property?

Clarification: The District will not authorize any credit for removal of thistle. The District's Land Manager will allow treatment of the thistle, however, no in-kind credits will be given for thistle maintenance/removal.

6. Question: Can site visit attendees have a copy of the sign-in sheet for the site visit.

Clarification: A copy of the sign-in sheets are attached for your information.

7. Question: Attendees requested a more detailed map of the leased area then provided in the Invitation to Submit Offer.

Clarification: Additional map is attached.

NOTE: The response due date for this solicitation remains as 2:00 p.m., Tuesday, June 27, 2017.

Please acknowledge receipt of this Addendum on the OFFER RESPONSE FORM provided in the Invitation to Offer document.

If you have any questions, please contact me at [dstratto@sjrwmd.com](mailto:dstratto@sjrwmd.com) or at (386) 329-4196.

The Invitation to Submit Offer and this Addendum may also be located on the District's website at: [www.sjrwmd.com/land/cattlelease/](http://www.sjrwmd.com/land/cattlelease/)

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
**MANDATORY SITE VISIT, June 7, 2017**  
**LRS #1341, SIGN-IN SHEET**

Seminole Ranch, Seminole Ranch Conservation Area  
 Potential Cattle Grazing Lease  
 (Please fill in information completely)

Contact Name:	ROU CURTIS	
Company/Business:	CURTIS & ASSOCIATES	Phone:
Address (Street):	420 CHARLESWOOD AVE	Cell: (321) 228-9939
City/State/Zip Code:	ORLANDO, FL 32825	E-Mail: construct@st.m.com

Contact Name:	LEO CALLIGARO	
Company/Business:	LEM C FARMS, INC	Phone:
Address (Street):	6101 Hwy 524	Cell: 321 277 2055
City/State/Zip Code:	COCOA FL 32926	E-Mail: LCALLIGARO@gmail.com

Contact Name:	Angela Mack	
Company/Business:	Christmas Creek Farm Service	Phone: 321-436-0668
Address (Street):	21844 Fort Christmas Rd	Cell: 321-436-0668
City/State/Zip Code:	Christmas FL 32709	E-Mail: almccfs44@gmail.com

Contact Name:	Ross Whitehurst	
Company/Business:	Whitehurst Enterprises	Phone:
Address (Street):	1465 Cox Rd.	Cell: 321-323-6315
City/State/Zip Code:	Cocoa, FL, 32909	E-Mail: whitehurst@auburn.edu

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
**MANDATORY SITE VISIT, June 7, 2017**  
**LR5 #1341, SIGN-IN SHEET**  
 Seminole Ranch, Seminole Ranch Conservation Area  
 Potential Cattle Grazing Lease  
 (Please fill in information completely)

Contact Name:	KENOALI B. RIGDON	
Company/Business:	EAST FLORIDA LIVESTOCK, INC.	Phone: 321-452-4111
Address (Street):	1375 E. CRISAFULLI ROAD	Cell: 321-537-4732
City/State/Zip Code:	MORRIS ISLAND, FL 32953	E-Mail: krigdon@rigdonalexand.com edna

Contact Name:	JASON HOLIFIELD	
Company/Business:	JASON HOLIFIELD FARMS	Phone: 352-498-3035
Address (Street):	489 NE 326 AVE	Cell: 352-356-0404
City/State/Zip Code:	CROSS CITY FL	E-Mail: jholifield1@gmail.com

Contact Name:	CLIFFORD LAST	
Company/Business:		Phone: 407 760 2564
Address (Street):	374 ZONA CAD CRO WEST	Cell: F19add1ettramp@aol.com
City/State/Zip Code:	ORLANDO FL 32824	E-Mail:

Contact Name:	John H. Tanner	
Company/Business:		Phone: 407-528-2659
Address (Street):	3465 Phillips Rd	Cell: 407-908-4205
City/State/Zip Code:	Christmas, FL 32709	E-Mail: ajcan744@aol.com

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

MANDATORY SITE VISIT, June 7, 2017

LRS #1341, SIGN-IN SHEET

Seminole Ranch, Seminole Ranch Conservation Area

Potential Cattle Grazing Lease

(Please fill in information completely)

Contact Name:	Richard Rollison	
Company/Business:	Rollison Ranch	Phone: SAME
Address (Street):	11991 CR. 39. South	Cell: 813-293-3147
City/State/Zip Code:	Lithia FL. 33547	E-Mail: fsuchick992@yahoo.com

Contact Name:	Sarah Moyars	
Company/Business:		Phone:
Address (Street):	11991 cr 39 South	Cell: 813-400-7302
City/State/Zip Code:	Lithia FL 33547	E-Mail: fsuchick992@yahoo.com

Contact Name:	Gwen + Jeff Motes	
Company/Business:		Phone: 386-546-7676
Address (Street):	154 Hunter Rd	Cell: 386-937-2061
City/State/Zip Code:	Palatka, FL	E-Mail: gwenmotes@bellsouth.net

Contact Name:	Vince Phelps	
Company/Business:	Phelps Family Cattle	Phone:
Address (Street):	4825 Rayburn Road CoGa FL	Cell: 321-536-3954
City/State/Zip Code:	32926	E-Mail: VincentPhelps@phelpsfamilycattle.com

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
**MANDATORY SITE VISIT, June 7, 2017**  
**LRS #1341, SIGN-IN SHEET**  
**Seminole Ranch, Seminole Ranch Conservation Area**  
**Potential Cattle Grazing Lease**  
**(Please fill in information completely)**

Contact Name: Injil Patterson	
Company/Business: Kochin HP Ranch LLC	Phone: 407-394-7413
Address (Street): 21523 Ft Christmas Rd	Cell: 321-689-7031
City/State/Zip Code: Christmas, FL 32709	E-Mail: KochinHP7@gmail.com

Contact Name:	
Company/Business:	Phone:
Address (Street):	Cell:
City/State/Zip Code:	E-Mail:

Contact Name:	
Company/Business:	Phone:
Address (Street):	Cell:
City/State/Zip Code:	E-Mail:

Contact Name:	
Company/Business:	Phone:
Address (Street):	Cell:
City/State/Zip Code:	E-Mail:

# Seminole Ranch Cattle Lease Tour Map

