M E M O R A N D U M

TO: Governing Board Members

FROM: Ray Palmer, Real Estate

DATE: November 12, 2026

SUBJECT: Torbert Farms, Inc., Agricultural Lease, Miami-Dade County

Agenda Item Background:
Staff is seeking Governing Board authorization to issue an agricultural lease for 106.38 acres located in Miami-Dade County for an initial term of ten years. The District received zero bids in response to its initial solicitation. Only one firm, Torbert Farms, Inc., responded to the Real Estate Leasing Section's inquiry to firms that showed interest but did not submit bids. That firm indicated in their response that they were not aware the property was advertised and were interested in leasing the property. Torbert Farms, Inc. agreed with the stated lease terms and conditions, and to the minimum bid amount advertised in the solicitation. The lease is being granted pursuant to a Waiver of Competition. The lease has a provision for termination by the District for convenience of 180 days. The approximate annual revenue will be $36,000.

The District acquired tract B7100-061 in April 1998 and tract B7100-104 in March 2008 as part of the C-111 South Dade - Rocky Glades component. The properties were acquired to restore and preserve thousands of acres of land critical to balancing the need for flood protection and ecosystem restoration. The tracts have been vacant since acquisition and use of this property for the proposed agricultural purposes are compatible with project operations.

Additional Item Background:
All leased lands are inspected on a semi-annual basis, at a minimum, and the annual rent is based on a current market rent appraisal which will be adjusted annually according to the Consumer Price Index (CPI) for all urban consumers.

Core Mission and Strategic Priorities:
The objective of this Lease is to obtain assistance in the stewardship and maintenance of this land. The Lessee will maintain the fence and keep the property free of debris. The revenue generated from this Lease will assist Land Stewardship in managing this and other District-owned lands.

Funding Source:
There are no District costs associated with this item other than the cost of administering the lease. The Lease is estimated to bring in anticipated revenue of approximately $360,000 over the ten-year term and save roughly $106,000 in maintenance costs.

Staff Contact and/or Presenter:
Ray Palmer, rpalmer@sfwmd.gov, 561-682-2246

ATTACHMENTS:

Resolution No. 2026-1102

Exhibit A Map

Waiver of Competition No. 4600005417