Hillsborough County Florida

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HILLSBOROUGH COUNTY, FLORIDA

REPORT TO THE BOARD OF COUNTY COMMISSIONERS

Recommendations Concerning:
HILLSBOROUGH COUNTY'S
JAN K. PLATT
ENVIRONMENTAL LANDS ACQUISITION
AND PROTECTION PROGRAM
(ELAPP)

2024 ANNUAL REPORT

CONSERVATION AND ENVIRONMENTAL LANDS
MANAGEMENT DEPARTMENT

December 2024

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ELAPP information and files are available at the main office of the Hillsborough County Conservation and Environmental Lands Management Department, 10940 McMullen Road, Riverview, FL 33569, telephone number (813) 672-7876.

STAFF RECOMMENDATION

The Conservation and Environmental Lands Management Department Staff and Parks, Recreation and Conservation Advisory Board recommend that the Board of County Commissioners accept the information presented in this Annual Report and approve the category listing and proposed methods for acquisition and protection.

IMPLEMENTATION

Upon approval of the Board of County Commissioners, the County's ELAPP Acquisition Manager will proceed to protect and acquire sites according to the acquisition policy and available funds. The County's Conservation and Environmental Lands Management Department's Environmental Lands Management Section manages preserved properties according to adopted Site Management Plans. Additionally, all approved and new nominations (as applicable) have been ranked in accordance with the ELAPP Site Ranking and Acquisition policies that were amended as part of the 2018 ELAPP Annual Report. In accordance with these polices, 2019 was the last year for citizens to submit new ELAPP nominations to Conservation and Environmental Lands Management staff. Nominations subsequent to 2019 have been presented to the ELAPP General Committee before being reviewed.

2024 ANNUAL JAN K. PLATT ELAPP REPORT

EXECUTIVE SUMMARY

i. Referendum History. Through ordinances approved by the Board of County Commissioners which presented referendums to the citizens, Hillsborough County has established the Jan K. Platt Environmental Lands Acquisition and Protection Program (ELAPP) to preserve environmentally significant properties. On March 3, 1987, a referendum providing for the collection of a .25 mill tax for four years for the purchase or protection of environmentally sensitive lands, was approved by the voters of Hillsborough County. A subsequent referendum in 1990 extended this tax for another 20 years. On November 4, 2008, the voters approved a third referendum (79%) for the issuance of up to $200 million in bonds. ELAPP is a voluntary preservation program, and the County will not use eminent domain to acquire lands for preservation through ELAPP. Property does not become environmentally sensitive because it is approved for preservation through ELAPP; it is approved for preservation through ELAPP due to its environmental significance.

ii. Reviews and Sites. Since its inception, the ELAPP Teams and ELAPP General Committee have completed approximately 419 reviews and identified 139 sites as meeting the ELAPP criteria for protection or acquisition. 58 sites are now considered as Substantially Acquired.

iii. Prior Changes to Nomination Process. In recognition of the fiscal challenges facing the County regarding ongoing operating costs, including those for preservation lands, staff, working with the ELAPP General Committee, established a Strategic Plan to guide the program into the future. The objective of the Strategic Plan is to show how ELAPP can best achieve its preservation objectives while meeting the financial goals of the County. As part of this strategic plan, staff worked with the ELAPP General Committee to revise the site ranking policy to focus on the most critical properties. The nomination policy was also revised to provide one last opportunity for public nominations and staff changes to project boundaries due to the fact that after thirty years of nominations, very few new nominations meet the program criteria and the majority of additional acreage approved are boundary modifications to existing preserved lands. Submissions after 2019 have been presented to the ELAPP General Committee at a regular meeting to receive their support to be added to the program.

iv. Ranking and Acquisition Policy. Additionally, in an effort to provide more negotiating latitude on important properties, staff recommended that the acquisition policy address situations when going beyond appraised value is permitted. The revised Ranking and Acquisition Policy approved by the ELAPP General Committee was presented and approved by the Board as part of the 2018 ELAPP Annual Report. As part of the 2019 nominations, in accordance with the new Ranking and Acquisition Policies, all ELAPP sites that were approved for preservation and not ranked as Acquired or Suspended were reranked in accordance with the new policy as “Special”, “Essential”, “Important”, or

"Desirable". A summary list of the sites and their recommended ranking is provided at the end of this summary.

v. Site Statuses. In 2021, the classification of "Acquired" was revised to "Substantially Acquired" to reflect that nearly all "Acquired" sites still had parcels approved for preservation. Suspended sites were reclassified into two categories; Suspended (no longer eligible for preservation, primarily because they have been developed to the extent that they are no longer meet the program's criteria, that the habitat has been fragmented to the point where cannot be effectively managed, and/or most of natural habitat is protected through existing regulations) and "Provisionally Suspended" (the owner of the core parcel is not willing to have their property considered for preservation at this time or staff was not able to negotiate the preservation of the "core parcel" of the project). While an "Agricultural Buffer" classification was established in 2011, all of these sites have been either developed (primarily with solar farms) or changed to "Approved" sites for acquisition and restoration.

vi. 2024 Nominations. There were no new sites submitted for consideration in the 2024 cycle.

vii. 2024 Reinstatement of Agricultural Buffer Classification. At the March 2024 ELAPP General Committee meeting, the committee voted to reinstate the Agricultural Buffer Classification (the "ABC"), which was suspended in 2021. The ABC was reinstated due to renewed interest by local farmers that may desire to protect their sites from redevelopment. The reinstatement of the ABC allows for staff to negotiate acquisition of appropriate sites (including within Approved ELAPP Sites) through various means, including less than fee and fee title methods.

viii. 2024 Boundary Modifications.

a. **Alafia River North Prong Acquisition of Convenience (120.5 acres) -** Remove the Acquisition of Convenience designation and incorporate the site into the "Acquired" preserve boundary.

b. **Alafia River South Prong Boundary Modification (+ 102.3 acres)** - Add the 102.3 acres west of the acquired parcel, making a corridor connection to State lands. This will enhance the current corridor along SR 39 and Chito Branch Creek.

c. **Baker Creek Tributary Boundary Modification (- 139.3 acres)** - Remove the portion that is currently protected under state ownership from the "approved" list.

d. **Balm Boyette Scrub Boundary Modification (- 285.8 acres)** - Remove the area along the northern boundary that is developed.

e. **Blackwater Creek Boundary Modification (+ 321.8 acres)** – Add 321.8 acres to the southern boundary of the preserve. Additionally, change the designation from "approved" to "other preservation" for 964.2 acres that is permanently protected as part of the Two Rivers Ranch Wetland Mitigation Bank.

f. **Cow House Creek Boundary Modification (- 29.9 acres)** - Remove the area along the northern boundary that is developed.

g. **Cypress Creek Boundary Modification (- 69 acres)** - Remove the area along the southwest boundary that is developed.

h. **Ekker Addition Boundary Modification (- 122.9 acres)** - Remove the entire "approved" area since it has been developed.

i. **English Creek Boundary Modification (- 138.4 acres)** - Remove the area outside of the riparian system that has been converted to solar fields.

j. **Golden Aster Scrub Boundary Modification (- 37.6 acres)** – Kitchen Connection Boundary Modification - Remove the southern portion of the approved area that has been mostly developed.

k. **McIntosh-Zack Tract Boundary Modification (- 469.8 acres)** - Remove the entire "approved" area since it has been developed.

l. **Upper Little Manatee River - Mosaic Boundary Modification (+ 1226.5 acres)** - This boundary modification will add the headwaters of the Little Manatee River (a.k.a. Howard's Prairie) and two upland areas to the Upper Little Manatee River Nature preserve. Comprised of bayheads, bottom land swamp, mesic flatwoods, and xeric scrub, these parcels play a critical role in protecting the overall quality of the Little Manatee River and its watershed.

   The 1,226.5-acre property is owned by Mosaic, Inc. and is encumbered by an FDEP Conservation Easement. The County is interested in acquiring this property from Mosaic as part of a larger transaction that includes Mosaic donating an additional 3,076 acres of adjoining lands to the County. Acquiring the 1,226.5-acre property will remove the possibility of it remaining in private ownership and allow the County to eventually hold title to 4,303 contiguous acres, some of which falls within the Florida Wildlife Corridor boundary.

m. **Old Morris Bridge Road Boundary Modification (- 26.6 acres)** - Remove the northern portion of the approved area that has developed.

n. **Rocky Creek Coastal Boundary Modification (- 16.9 acres)** - Remove the southern portion of the approved area that has been mostly developed.

o. **Rocky Brushy Creek Acquisition of Convenience (- 2+- acres)** – Remove the Acquisition of Convenience from the designation and incorporate (as to the Billingsley and Hockman parcel acquisitions) the lands into the "Acquired" preserve boundary.

p. **Simmons Hammock Greenway Boundary Modification (- 91.6 acres)** - Remove the northwestern portion of the approved area that has been mostly developed.

q. **The Kitchen Boundary Modification (- 9.8 acres)** - Remove the northern portion of the approved area that has been mostly developed.

r. **Triple Creek Boundary Modification (+ 32.4 acres)** - Add four parcels totaling 32.4 acres to the northwest and eastern portion of the acquired parcels as "approved". These parcels are comprised of xeric soils and could provide valuable recreational access to the preserve.

s. **Triple Creek Girl Scout Boundary Modification (- 31.3 acres)** - Remove the northern portion of the approved area that has been developed.

ix. Acquisition Update. During Fiscal Year 2024, the program preserved 10 parcels totaling approx. 168 acres with a total purchase price of $2.569 million. 2024 acquisitions included the Saffold Estates Property (Upper Little Manatee River Corridor Preserve), the Triple Creek TC Venture Property (Triple Creek Preserve), and the Peltier Property (Balm Scrub Addition Preserve). Additionally, the ELAP Program is under contract for (i) a conservation easement over approx. 935 acres in the Lower Green Swamp Addition Preserve (the Tew Property) for $4.9 million and (ii) a joint acquisition with SWFWMD of the approx. 623-acre Mattaniah Property in the Alafia North Prong Preserve for $6.762 million.

x. Cumulative Acquisition and Joint Funding Update. As of September 30, 2024, the program in total has acquired, contracted, or participated in the preservation of about 64,633 acres at a cost of approximately $355.96 million. ELAPP has been very successful in receiving joint acquisition funding, which has provided over $91.179 million (or approximately 26%) toward the purchase price of ELAPP properties. Additionally, the County and SWFWMD are under contract to jointly purchase the Mattaniah Property in the Alafia North Prong Preserve.

xi. Bond and Ad Valorem Funds. As of September 30, 2024, ELAPP has approximately (i) $30.5 million in bond proceeds available for acquisition and (ii) $7.47 million in bond proceeds available for restoration. Additionally, there is approximately $12.26 million of voter authorization remaining for future ELAPP bond issuance pending BOCC approval. remaining for future issuance.

xii. Management and Restoration Efforts. Since the last Annual Report, the Environmental Lands Management Section successfully applied prescribed burns to 4,844 acres, maintained approximately 350 miles of security fencing, 563 miles of fire lanes, continued restoration and monitoring on 3,250 acres of imperiled habitat, as well as maintained 160 miles of hiking/equestrian/biking trails and 98 public access points, 31 of which include public parking areas. Additionally, the Environmental Lands Management Section managed $1,836,658 in grant funds for the Bahia Beach Preserve in Ruskin, and riparian restoration at the Stacy R. White Nature Preserve in Riverview.

JAN K. PLATT
ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM (ELAPP) REPORT

PURPOSE

The Jan K. Platt Environmental Lands Acquisition and Protection Program (ELAPP) provides the funding, policies, and procedures for the County to identify, acquire, and manage environmentally significant lands for preservation and compatible recreation. ELAPP is not a regulatory program and properties approved for preservation through ELAPP do not become environmentally sensitive by being approved for the ELAP Program; properties are in the ELAP Program due to their environmental significance. ELAPP is a voluntary preservation program, and the County will not use eminent domain to acquire lands for preservation through ELAPP.

BACKGROUND

In the early 1980s, certain lands within Hillsborough County were identified for preservation under Florida's Conservation and Recreational Lands (CARL) Program. Due to competition for the limited state funds, there was not much progress on these acquisitions until the County offered to provide some of the funding toward the purchase of these lands.

Based on the success of these projects, the Board of County Commissioners (BOCC) directed staff to investigate the potential of an environmental preservation program for Hillsborough County. Staff worked closely with volunteer citizens in reviewing options, investigated other local programs, and provided recommendations to the BOCC.

On January 7, 1987, the BOCC approved an Environmentally Sensitive Lands Ordinance that took effect upon the passage of a referendum. On March 3, 1987, the voters of Hillsborough County passed the Environmentally Sensitive Lands Referendum with 71% of the total votes for a .25 mill tax over a four-year period "for the purpose of acquiring, preserving, and protecting endangered and environmentally sensitive lands, beaches, parks, and recreational lands in Hillsborough County". This Ordinance was used as the foundation for the Environmental Lands Acquisition and Protection Program (ELAPP or ELAP Program).

The ELAP Program was founded on the basis of citizen involvement. Volunteer citizens, as the Environmentally Sensitive Lands Committee, worked with staff to develop the nomination criteria *(***Appendix "A"***)*, program policies, and procedures. This group eventually became known as the "ELAPP General Committee" and monitors the program, provides for program policies, and addresses special issues or requests.

In order to proceed with the implementation of ELAPP Ordinances, based on the recommendations of the Environmentally Sensitive Lands Committee, and to ensure citizen involvement through the process with limited government agency guidance, the Committee's structure was extended to the

key program function. Teams were established for the purpose of assessing nominations (Site Assessment Team).

These citizens provided recommendations for the first eighteen sites that were approved for preservation through ELAPP in 1987. Staff with the County's Real Estate Department initiated actions to acquire properties. In an effort to expedite acquisition the position of ELAPP Acquisition Manager was created and the position was filled in February 1989.

In response to the number of properties identified for preservation through ELAPP far exceeding the available funding, the BOCC adopted a second ordinance to present a second referendum to the voters. In 1990, the voters approved another ELAPP referendum with 73% of the total votes. This referendum authorized the County to issue bonds up to $100 million that would be retired by the levy of ad valorem taxes not to exceed .25 mill in any one year for up to twenty years. This ordinance also designated a portion of such funding for site restoration and management and to permit the conveyance of such lands to other public agencies for the purpose of preservation, provided the proceeds were used to acquire additional lands or retire bonds.

In 1993, the BOCC approved amendments to the two ELAPP ordinances to address special issues. Both ordinances were amended to permit the sale of property rights not essential to the preservation of the land. This allowed the sale of water rights, density credits, or other rights through the appropriate approval processes. As part of some acquisitions, certain property rights not needed to accomplish the preservation objective were included in the purchases, such as easements. The proceeds from these sales were to be returned to the ELAP Program to fund site management and additional acquisitions.

These ordinances were also amended to permit the sale of property to a public or quasi-public entity for purposes other than preservation, as settlement of actual or potential litigation, provided there was evidence that no feasible alternative existed, that the property rights were essential to the project, that environmental concerns of the BOCC were sufficiently addressed, and that the proceeds were returned to the ELAP Program for acquisition and management. Both ordinances were also amended to affirm that voters approved funding for these acquisitions in order to accomplish the preservation of environmentally sensitive lands for the benefit of the public, this being their highest public purpose. This affirmation helps ensure that these lands are preserved.

Additionally, the ordinance for the $100 million referendum was amended to permit the sale of property identified as an "Acquisition of Convenience". This permitted the County to sell property acquired for purposes other than preservation, provided the property was not required for preservation or part of the approved ELAPP site. Eligible property was to be identified before the County acquired title and, in the event the property was to be sold to a private party, the ELAPP General Committee was to be consulted regarding any restrictions on the property after the sale. All proceeds from the sale were to be returned to the ELAP Program to fund acquisition and site management activities. Copies of all ordinances and related amendments are included in **Appendix "G"**.

While the purpose of acquiring such lands will be for resource protection, all lands shall be open for public use and enjoyment to the extent that the County finds such use compatible with the preservation and protection of these lands.

In an effort to stretch the local funding, the ELAP Program aggressively pursued other funding sources. ELAPP was the first local government to do a joint acquisition with SWFWMD. Shortly before the approval of the second referendum in 1990, the state established Preservation 2000, which provided $300 million annual to a variety of State preservation programs. At the end of Preservation 2000, the State established the successor program, Florida Forever. Funds from Preservation 2000/Florida Forever are distributed to Florida Communities Trust [FCT] *(originally with the Department of Community Affairs and currently with the Department of Environmental Protection)*, the Southwest Florida Water Management District [SWFWMD] *(Save Our Rivers Program)*, and Florida Forever, the successor program to the Conservation and Recreational Lands (CARL) Program, as well as several other land preservation programs.

The approval of Preservation 2000 and the successor program Florida Forever proved essential to the success of ELAPP. The vast majority of ELAPP acquisitions have been completed with some type of joint funding. Joint funding has also included mitigation from the Florida Fish and Wildlife Conservation Commission and wetland mitigation through preservation for the Florida Department of Transportation. Unfortunately, in 2009 the State was experiencing financial challenges due to the severe economic downturn and since 2009, the Florida Legislature has either not funded, or provided very limited funding for Florida Forever-related programs. Without funding opportunities from Florida Forever, it is doubtful that any recent or upcoming acquisitions will have joint funding.

Through the ELAP Program, the County has also cooperated with the City of Tampa, City of Temple Terrace, and Plant City for funding applications on ELAPP sites. Typically, ELAPP sites within these jurisdictions are also managed by the associated municipality.

Except for agricultural buffers, the adopted ranking policy scores a site on eight factors *(***Appendix "B"***)*. The majority of the factors are concerned with environmental characteristics of the site, but several factors address practical aspects. These factors include ease of acquisition, cost relative to size, and threat of development. Once all factors have been assessed, the site's total score is determined. The score a site receives determines its classification. Each classification has a priority, but no site within that group is given priority over others within that group. The original policy was designed to permit multiple acquisition efforts and does not restrict negotiations but provides guidelines, so the program proceeds in a sensible and effective manner.

Additionally, once a site has been classified, it is not re-ranked due to additional sites entering the program. A site can be re-ranked due to changing conditions, new information, or other factors that affect the site itself. There are currently 45 sites that have been ranked as "Suspended" due to the owners' unwillingness to sell, the property being developed or altered, or other factors as detailed in the acquisition policy. ELAPP is strictly a voluntary program. It has been formerly established that ELAPP will not use the power of eminent domain to acquire property.

As relayed in the next section, after twenty-five years it was necessary for the program to change several policies to address the changes and challenges facing the County.

HISTORICAL AND RECENT MAJOR EVENTS

In FY2009, the BOCC stopped assessing the balance of the .25 mill due to the fiscal limitations caused by a significant economic slowdown and other events, as well as the fiscal practicality of funding capital projects with funds from the County's operating assessments. In an effort to establish an alternate funding source, the BOCC adopted an Ordinance to present a referendum to the voters of Hillsborough County. The purpose of this referendum was to allow for the issuance of up to $200 million in bonds for acquisition and management of ELAPP sites.

Unlike prior referendums, there is no limitation on the millage and there is no limitation on the term to issue the bonds. The millage limitation was eliminated to address the requirements of the bond underwriters. The term limit was removed so that the bonds would be issued when the funds were needed. Due to the term limitation in the second referendum, it was not financially practical to issue bonds after 2000. There was also no limitation on the funding toward management or restoration. This Ordinance acknowledged that the bond proceeds could be spent on capital-related costs, such as initial fencing, initial fire lane installation, and restoration. The balance of the 2008 Ordinance essentially mirrored the prior ordinances as amended.

The referendum from this Ordinance was presented to the voters on the November 4, 2008 General Election Ballot and passed with the approval of nearly 79% of the voters. This referendum had the highest number of voters of the three referendums and had the highest approval percentage. With the passage of this referendum and the issuance of the associated bonds, the ELAP Program will have the funding to continue preserving lands in Hillsborough County for many years. The BOCC issued a total of $59.43 million in 2009, of which a portion was capitalized interest, so approximately $56 million of bond proceeds were available for acquisition and other capital costs.

On September 18, 2013, the Board voted to consider renaming ELAPP in honor of Jan K, Platt for her significant contributions to creating the program. This was unanimously supported by the ELAPP General committee at their meeting on September 23, 2013. On October 16, 2013, the Board adopted a resolution renaming ELAPP to the Jan K. Platt Environmental Lands Acquisition and Protection Program.

In recognition of the fiscal challenges facing the County with ongoing operating costs, including those for preservation lands, staff worked with the ELAPP General Committee and executive staff to establish a Strategic Plan to guide the program into the future. The objective of the Strategic Plan is to show how ELAPP can best achieve its preservation objectives while meeting the financial goals of the County. The 2014 Jan K. Platt Environmental Lands Acquisition and Protection Program Strategic Plan has been updated to include recommendations from the 2018 ELAPP Audit and the policy revisions outlined in this report.

In an effort to have the ELAPP ranking, and acquisition policies align with the ELAPP Strategic Plan, staff presented a recommendation to the ELAPP General Committee to review these policies,

provided key elements that would be addressed, and provided certain elements that staff felt were necessary to improve the program's performance.

One element that staff recommended related to ending the annual nomination process. In recent years the program was receiving few, if any, qualified nominations. Additionally, there was no way to incorporate the objectives of the strategic plan in the review process. Under the policy provided in the 2018 ELAPP Annual report, 2019 was the last full assessment cycle and any future nominations will be presented to the ELAPP General Committee, by the property owner or authorized representative, to request a full assessment.

In an effort to be more competitive in negotiations, the acquisition policy allows for going beyond appraised value for certain properties. While there was no documented policy on paying beyond appraised value, historically the program had never presented a contract to the Board that was above the highest appraised value. This policy provides for limited opportunities to go above appraised value. With the Board's approval of the 2018 ELAPP Annual Report, the existing ELAPP policies were amended to reflect the policies provided in **Appendix "E"**. In 2021, the classification of "Acquired" was revised to "Substantially Acquired" to reflect that nearly all "Acquired" sites still had parcels approved for preservation.

During 2018, the County's Internal Auditor performed an audit of the ELAP Program. In Part 1, the Audit Team reviewed processes and controls for the site acquisition and ongoing site maintenance activities. Due to a lack of sufficient data and record keeping controls, the Audit Team was unable to determine the resources necessary to maintain the ELAP Program. To identify these necessary resources, in Part 2 the County Internal Auditor contacted Barth Associates, Inc. to assist ELAPP management staff with establishing specific, measurable activities that provided sufficient maintenance resources, activity records, and corresponding financial data.

In 2019, the Board issued bonds that provided $64.95 million for land acquisition and capital management/restoration costs.

In 2023, the Board issued bonds that provided $59.327 million, which was, in part, used for reimbursement of certain ELAPP acquisition related commercial paper and reimbursement of the ELAPP restoration fund, thus leaving approximately $33.3 million in bond proceeds available for acquisition and $7.72 million in bond proceeds available for capital management/restoration costs.

County Bond Staff have indicated that there is approximately $12.266 million of authorization remaining for future issuance under the 2008 referendum.

LESS THAN FEE ACQUISITIONS AND AGRICULTURAL BUFFERS

In an effort to help protect certain ELAPP preserves, as part of the revisions to the Less Than Fee Policy, the ELAPP General Committee recommended to the BOCC the use of conservation easements for the preservation of agricultural buffers adjacent to existing preserves. The principle is that for certain lands adjoining preserves, any type of agricultural use (row crop, grove, etc.) is preferred to residential development. The use of agricultural buffers was approved as part of the Less Than Fee Policy in the ELAPP 2008 Annual Report.

In accordance with the Less Than Fee Policy, County staff presented five sites to the Site Selection Team as part of the 2010 nomination cycle, which were approved as Agricultural Buffers and may be preserved as buffers to existing preserves in accordance with the Less Than Fee Policy

With the importance of expanding existing preserves, several of the agricultural buffers have been reclassified and are approved for acquisition. Once acquired they will be restored. The remaining agricultural buffers have been developed with solar farms which effectively achieved the objectives of an Agricultural Buffer (single user with activities that do not impact the preserve). This classification was formally suspended as of the 2021 Annual Report.

ACQUISITIONS AND FINANCIAL STATUS

As indicated in prior Annual Reports, the program essentially received ad valorem funds for that portion of the ¼ mill associated with the 1990 referendum which were not required for debt service. It has been recommended that most of these funds will be kept for (i) acquisitions that cannot be funded through bond proceeds due to the conditions associated with tax exempt bonds; (ii) to fund capital costs that cannot be funded with bond proceeds; and (iii) as a reserve for future operating costs for the management of properties preserved through ELAPP until additional revenues are available. In FY2012, a portion of these funds were appropriated for the Lower Green Swamp Preserve (f.k.a. Cone Ranch), with approximately $2.1 million allocated for initial operating and staff costs, as well as $3 million allocated toward future restoration needs.

The fiscal limitations and challenges facing the County, especially between 2009 and 2014, also impacted the ELAP Program. Decreased revenues have mandated prudence and caution regarding fiscal issues, including the impact of additional operating costs associated with new acquisitions. Currently, the primary focus has been targeting conservation easements, in-holdings, and additions to existing preservation lands in an effort to limit increased operating costs.

During FY2014, a statewide referendum was placed on the 2014 General Election Ballot to amend the Florida Constitution designating a portion of the documentary stamp tax revenue for land preservation for the next 20 years. This amendment was approved by nearly 75% of the voters. While the approval of this referendum provides the potential for joint funding from the State for ELAPP acquisitions, as of September 30, 2024, the Legislature has appropriated only limited funding to programs that could fund land preservation in Hillsborough County.

A Financial Status dated September 30, 2024, provides a financial summary of the current status of the program ("Where Are We Now") and a summary of the bonds issued associated with the 2008 referendum, which are provided in **Appendix "C"**. As of September 30, 2024, the ELAP Program had approximately $30.5 million in bond proceeds available for acquisition and $7.47 million available for restoration, and capital management costs.

As reflected in the chart below, Since the 2023 Annual Report, the following **three** projects totaling approx. 168 acres have been acquired at a cost of $2.569 million, and **two** projects are under contract at a cost of $11,662,500 million totaling 1,558 acres.

	ACQUIRED				
	PROJECT NAME	PARCEL NAME/OWNER	ORIGINAL RANKING	PURCHASE PRICE	ACRES
1	Upper Little Manatee River Corridor	Saffold Estate	A	$1,251,744	49.6
2	Balm Scrub Addition	Peltier	A	$430,110	10.1
3	Triple Creek	TC Ventures	B	$887,500	109
	CONTRACT PENDING				
1	Lower Green Swamp Addition	Tew (CE)	A	$4,900,000	935
2	Alafia North Prong	Mattaniah	B	$6,762,500	623

As of September 30, 2024, the program has preserved or contracted on approximately 64,633 acres with a total purchase price of approximately $355.96 million. The County has received over $91.17 million in joint funding (or 26%+-). Since the Florida Legislature has not provided any substantive funding since 2009, there have been very few opportunities for joint funding of preservation sites in Hillsborough County. A copy of the ELAPP lands Registry is attached to this Annual Report as **Appendix "D".**

SITE MANAGEMENT

A portion of the Countywide General fund, phosphate severance taxes, lease revenues, and restoration grants fund the Environmental Lands Management Section consisting of forty-six permanent full-time members and three permanent part-time members. This section carries out a variety of land management activities that include site security, prescribed burning, exotic plant control, protected species recovery, and public access. Large-scale habitat restoration projects are being accomplished through partnerships with other local, state, and federal agencies. Since the last Annual Report, the Environmental Lands Management Section successfully applied prescribed burns to 4,844 acres, maintained approximately 350 miles of security fencing, 563 miles of fire lanes, continued restoration and monitoring on 3,250 acres of imperiled habitat, as well as maintained 160 miles of hiking/equestrian/biking trails and 98 public access points, 31 of which include public parking areas. Additionally, the Environmental Lands Management Section managed $1,836,658 in grant funds for the Bahia Beach Preserve in Ruskin, and riparian restoration at the Stacy R. White Nature Preserve in Riverview.

2024 NOMINATION CYCLE & ELAPP GENERAL COMMITTEE REVIEW

At the 2024 Annual ELAPP General Committee Meetings (March and October), the Committee approved (i) a reinstatement of the Agricultural Buffer Classification, (ii) conveyance of a utility easement to TECO at Brooker Creek Buffer Preserve, and (iii) conveyance of a joint access

agreement with TECO at the Balm Scrub Addition Preserve.

SITES RECOMMENDED FOR PRESERVATION THROUGH ELAPP

The following list of sites is classified according to the ranking policy. All sites meet the established selection criteria and will be considered for acquisition or protection, although efforts will be concentrated on sites considered Special and Essential. Staff recommends that negotiations for acquisition and/or protection of non-suspended Approved sites are done on a case-by-case basis, as opportunities arise in the normal course of business. The Parks, Recreation and Conservation Advisory Board previously reviewed and approved the site recommendations at their monthly meeting on November 7, 2024.

SUMMARY OF SITES (FY 2024)

I. 2024 Acquired Parcels

1. Upper Little Manatee River Corridor – Saffold Estates
2. Triple Creek – TC Ventures
3. Balm Scrub Addition - Peltier

II. 2024 Pending Contracts

1. Lower Green Swamp Addition – Tew
2. Alafia North Prong – Mattaniah

III. Special Sites	**Score**
1. Blackwater Creek	N/A
2. Lower Green Swamp Addition (F.K.A Cone Ranch Addition)	N/A

IV. Essential Sites (Top Five Scores)

1. USF Preserve	62
2. Alafia North Prong	55
3. Little Manatee Corridor Addition	50
4. Brooker Creek Buffer Addition	41
5. Cockroach Creek Greenway	40

V. Important (Next Ten Highest Ranked)

1. Balm Boyette Addition	38
2. Varn /Cone Ranch Greenway	35
3. Buckhorn Springs	35
4. Knights Griffin Property	32
5. McIntosh/Zack Tract	32
6. Walton Acquisitions FL LLC	30
7. Wimauma Scrub	29
8. Baker Creek and Tributaries	26
9. Golden Aster Scrub/Kitchen Connection*	24

VI. Desirable

1. Sydney Dover Trails 24
2. Cow House Creek 23
3. Lake Stemper 23
4. Old Morris Bridge Road 23
5. Pemberton Creek 23
6. Alafia River 19
7. Fish Hawk Park Portion 19
8. Simmons Hammock Greenway 18
9. Bullfrog Creek – Nundy 14
10. Georgetown 14

VII. Merged Sites

None – See 2023 Annual Report.

VIII. Agricultural Buffers

Staff and the ELAPP General Committee will evaluate sites on an ongoing basis.

IX. Suspended Agricultural Buffers

1. Balm-Boyette Scrub Preserve (South Buffer)
2. Little Manatee River Preserve (North and South Buffer)
3. Little Manatee River Corridor Preserve (East Buffer)
4. Little Manatee River Corridor Preserve (South Buffer)

X. Substantially Acquired Sites

1. Alafia Scrub Preserve
2. Alafia South Prong
3. Alderman's Ford Preserve
4. Alderman's Ford South Prong Addition
5. Apollo Beach
6. Bahia Beach Coastal Restoration
7. Balm Boyette Scrub Preserve
8. Balm Scrub
9. Balm Scrub Addition
10. Bell Creek Preserve
11. Blackwater Hammock
12. Boy Scout Portion
13. Brooker Creek Buffer Preserve
14. Brooker Creek Headwaters
15. Bullfrog Creek Scrub

16. Cockroach Bay
17. Cockroach and Piney Point Creeks
18. Cypress Creek Preserve
19. Cypress Street
20. Dairy Farm
21. Delaney Creek
22. Diamondback Preserve
23. Ecopalms
24. English Creek
25. Fishhawk Ranch
26. Florida College
27. Fulkerson Road
28. Golden Aster Scrub
29. Howell Creek Branch
30. Jeanie and Pete Johnson Preserve
31. Lake Dan
32. Lake Francis Preserve
33. Lithia Springs Preserve
34. Little Manatee River
35. Little Manatee River Corridor
36. Lower Green Swamp Preserve (FKA Cone Ranch Preserve)
37. McKay Bay
38. Morris Bridge Road
39. New Tampa Flatwoods
40. Oakridge
41. Pam Callahan Preserve
42. Port Tampa Restoration
43. Rhodine Scrub
44. Rivercrest Park Addition
45. Riverhills Park Addition
46. Rocky/Brushy Creek Greenway
47. Rocky Creek Coastal Preserve
48. Fred & Idea Schultz Preserve
49. South MacDill
50. Stacy R. White Nature Preserve
51. Sun City Heritage Park Addition
52. The Kitchen
53. Tower Restoration
54. Town ‘N County Preserve
55. Triple Creek Ranch
56. Upper Little Manatee River
57. Violet Cury Preserve
58. Wolf Branch

XI. Provisionally Suspended

1. Alafia River/Little Manatee River Corridor Connection
2. Egmont Key
3. Lake Park Conservation Park
4. Lake Rogers Conservation Park
5. Lithia Springs
6. [**New**] Nye Park Addition (27)

XII Suspended Sites

1. 22nd Street Hammock
2. Balm-Boyette Scrub (West Buffer)
3. Bloomingdale/Buckhorn Creek
4. CSX/Delaney Creek Pop-Off
5. Cypress Lake Flatwoods
6. DeSoto Park Addition
7. Dick Creek
8. Dug Creek
9. East Meadows
10. Geraci Property
11. Gibsonton Fish Farm
12. Gray Road
13. Greenwood Tract
14. Hamner Tower
15. Hoedt Road
16. Jamacia Lake Greenway
17. Lake Ruth Ranch
18. Lake Weeks
19. Little Bullfrog Creek Scrub
20. Live Oak Ranch
21. Madison Avenue
22. McKay Bay Causeway
23. McKay Bay/Palm River Greenway
24. Marina Point
25. Mobbly Bay
26. Newman Branch
27. Pendola Point
28. Race Track Road
29. Racetrack Road Addition
30. River Crossings Estates
31. Sever-Packard

32. Sweetwater Creek Restoration
33. Trout and Cypress Creeks Corridor
34. Tucker Jones
35. Valrico Fire Tower
36. Williams Road
37. Woodbury Site
38. Woolley Tract

I. 2024 ACQUIRED PARCELS

1. **TRIPLE CREEK RANCH +/- 2,000 ACRES**

   Location: Land located along Bell Creek between Fishhawk Ranch and Balm-Boyette Scrub.

   Status: TC Ventures Contract. Closed TC Ventures Property (109.4 acres) on 9/18/2024.

2. **BALM SCRUB ADDITION +/- 3,845 ACRES**

   Location: Between Balm Wimauma Road and West Lake Drive south of the Balm Scrub site.

   Status: Peltier Contract. Closed Peltier Property (10.1 acres) on 12/15/2023.

3. **UPPER LITTLE MANATEE RIVER +/- 1,978 ACRES (f.k.a. Saffold Portion of South Hillsborough Wildlife Corridor)**

   Location: Along the Little Manatee River, upstream of U.S. Highway 301, just north of the Manatee County line and back into the County to S.R. 579.

   Status: Saffold Estates Contract. Closed Saffold Estates Property (49.6 acres) on 8/20/2024.

[End of 2024 Acquired Parcels]

II. PENDING CONTRACTS

1. **LOWER GREEN SWAMP ADDITION (FKA CONE RANCH ADDITION +/- 3,600 ACRES**

   Location: Land located in the extreme northeast corner of Hillsborough County adjacent to the County-owned Cone Ranch.

   Status: Tew Conservation Easement. County is under contract to purchase a conservation easement over approximately 935 acres for $4,900,000. Expected to close in early 2025.

2. **ALAFIA NORTH PRONG +/- 4,400 ACRES (Portion of South Hillsborough Wildlife Corridor)** **[Score – 55]**

Location: Along the north prong of the Alafia River, from Alderman's Ford Park to the Polk County Line.

Recommendation: Negotiate protection or acquisition as opportunities arise.

Status: Mattaniah Contract. County and SWFWMD are under contract to jointly acquire the Mattaniah Property, which is approx. 623 acres for $6.762 million.

[End of Pending Contracts]

III. SPECIAL SITES

1. **BLACKWATER CREEK +/- 9500 ACRES**

Location: Land located in northeast Hillsborough County along Blackwater Creek and Hillsborough River from U.S. 301 to S.R. 39.

Status: No update. See registry for history of acquisitions in this preserve.

2. **LOWER GREEN SWAMP ADDITION (FKA CONE RANCH ADDITION +/- 3,600 ACRES**

Location: Land located in the extreme northeast corner of Hillsborough County adjacent to the County-owned Cone Ranch. (Note: The area of this site has been reduced to reflect the property conveyed to the County as part of an exchange with C.F. Industries, which was not associated with the ELAP Program.)

Status: Staff is currently negotiating a conservation easement over a portion of the Preserve.

[End of Special Sites]

IV. ESSENTIAL SITES

1. **USF FOREST PRESERVE +/- 610 ACRES** **[Score – 62]**

   Location: The site is located on the north side of E Fletcher Ave, east N 46th ST, and west of Lettuce Lake Conservation Park

   Status: No update.

2. **ALAFIA NORTH PRONG +/- 4,400 ACRES (Portion of South Hillsborough Wildlife Corridor)** **[Score – 55]**

   Location: Along the north prong of the Alafia River, from Alderman's Ford Park to the Polk County Line.

   Recommendation: Negotiate protection or acquisition as opportunities arise.

   Status: No update. See registry for history of acquisitions in this preserve.

3. **LITTLE MANATEE RIVER CORRIDOR ADDITION +/- 3,099.1 ACRES** **[Score – 50]**

   Location: West of Hobbs Road, south of the Little Manatee River Corridor site and north of the County Line.

   Status: In March 2023, the County acquired 487.3 acres from Bickett Holdings, LLC for a purchase price of $10,234,140. See registry for history of acquisitions in this preserve.

4. **BROOKER CREEK BUFFER ADDITION +/- 900 ACRES** **[Score – 41]**

   Location: In Northwest Hillsborough County along north & east side of Patterson Road.

   Status: No update. See registry for history of acquisitions in this preserve.

5. **COCKROACH CREEK GREENWAY +/- 1,000 ACRES (f.k.a. Valroy Road)** **[Score – 40]**

   Location: Original site (Valroy Road) included land south of Valroy Road, west of Interstate 75, and north of the Manatee County Line in southern Hillsborough County. The project boundary was modified in 1999 to include natural habitat greenways along creek systems and other areas connecting the original site to the

wetlands of Cockroach Bay. In 2019 it was extended to include land along the west side of I-75 to the Little Manatee River

Status: Staff was previously in negotiations with TECO regarding their vacant corridor on the Hillsborough/Manatee County line, negotiations have ceased as of August 31, 2023.

[End of Essential Sites]

V. IMPORTANT SITES

1. **BALM BOYETTE ADDITION +/- 197 ACRES** **[Score – 38]**

   Location: North of County Road 672 and east of Balm Boyette Road

   Status: No update.

2. **VARN/CONE RANCH GREENWAY +/- 1,470 ACRES** **[Score – 35]**

   Location: Located in portions of five sections, west of Highway 39, north of Knights-Griffin Road, and south of Bruton Road, in northeast Hillsborough County.

   Status: No update.

3. **BUCKHORN SPRINGS +/- 146 ACRES** **[Score – 35]**

   Location: South of Bloomingdale Avenue, east of Hwy 301, and west of Bell Shoals Road.

   Status: Mosaic has indicated that they are interested in preserving this property with a conservation easement. Staff is in initial negotiations regarding elements of the easement, which include public access. Based on Mosaic's interest in working with the County this property has been reranked from Provisionally Suspended.

4. **KNIGHTS-GRIFFIN PROPERTY +/- 270 ACRES** **[Score – 32]**

   Location: In Plant City between Knights Griffin Road and McGee Road.

   Status: No update.

5. **McINTOSH/ZACK TRACT +/- 860 ACRES** **[Score – 32]**

   Location: Land southeast of the intersection of Knights-Griffin Road and S.R. 39 and associated land to the southeast within the Plant City limits.

   Status: No update.

6. **WALTON ACQUISITIONS FL LLC +/- 546 ACRES** **[Score – 30]**

   Location: Knights Griffin Road and Charlie Taylor Road

   Status: No update.

7. <u>WIMAUMA SCRUB +/- 55 ACRES</u> **[Score – 29]**

Location: Land located south of Lake Wimauma on Brigman Road and west of Westlake Road.

Status: The core parcel is under development and this Preserve will likely be suspended in the 2024 Annual Report.

8. <u>BAKER CREEK AND TRIBUTARIES +/- 900 ACRES</u> **[Score – 26]**

Location: Land containing portions of the floodplain of Baker Creek and several tributaries south of Lake Thonotosassa, including the original Lake Thonotosassa site.

Status: No update.

9. <u>GOLDEN ASTER SCRUB/KITCHEN CONNECTION +/- 60 ACRES</u>
[Score – 24]

Location: West of the CSX Railroad Line and east of U.S. Hwy 41, south of Gibsonton.

Status: No update.

Note: in 2023, this was moved from Desirable to Important due to the Provisional Suspension of the Nye Park Addition preserve.

[End of Important Sites]

VI. DESIRABLE SITES

1. **SYDNEY DOVER TRAILS ADDITIONS +/- 186 ACRES** **[Score – 24]**

   Location: North of SR 60 and east of Sydney Washer Road.

   Status: No update.

2. **COW HOUSE CREEK +/- 120 ACRES** **[Score – 23]**

   Location: Along Cow House Creek, between the Hillsborough River and Interstate 75, just north of Fowler Avenue.

   Status: No update.

3. **LAKE STEMPER NORTH +/- 35 ACRES** **[Score – 23]**

   Location: South side of Sunset Lane and East of US 41 in Lutz to the north shore of Lake Stemper.

   Status: No update.

4. **OLD MORRIS BRIDGE ROAD +/- 117 ACRES** **[Score – 23]**

   Location: Land is located on Old Morris Bridge Road, east of Interstate 75 and south of Morris Bridge Road.

   Status: No update.

   Note: This site now includes the 56-acre Gray Pines nomination.

5. **PEMBERTON CREEK SITE +/- 200 ACRES** **[Score – 23]**

   Location: Bordered on the west by Gallagher Road and on the south by Interstate 4.

   Status: No update.

6. **ALAFIA RIVER +/- 62.38 ACRES** **[Score – 19]**

   Location: Land between Riverview Blvd and Alafia River west of US 41 and east of recently acquired park.

   Status: No update.

7. FISH HAWK PARK PORTION ADDITION +/- 10.4 ACRES [Score – 19]

Location: West side of Osprey Ridge Drive south of Parkset Drive

Site Recommendation: Subject to approval of the Director of Parks and Recreation, have property management responsibility transferred to the Conservation and Environmental Lands Management Department for management as an ELAPP site.

Status: No update.

8. SIMMONS CREEK HAMMOCK +/- 601.64 ACRES [Score – 18]

Location: Land between Interstate I-4 and north of Jess Walden Road east of the weigh station.

Status: No update.

9. BULLFROG CREEK – NUNDY +/- 29 ACRES [Score – 14]

Location: Land between Nundy Ave and Bullfrog Creek East of US 41.

Status: No update.

10. GEORGETOWN +/- 82 ACRES* [Score – 14]

Location: Dredged peninsula west of the Georgetown Apartments on Westshore Boulevard (*it is estimated that approximately 34 acres of the site consists of submerged lands).

Status: No update.

[End of Desirable Sites]

VII. MERGED SITES – Intentionally Removed. See 2023 Annual Report

VIII. AGRICULTURAL BUFFERS

1. There are currently no sites in this classification.

[End of Agricultural Buffers]

IX. SUSPENDED AGRICULTURAL BUFFERS*

1. **BALM-BOYETTE SCRUB PRESERVE (South Buffer) +/- 575 ACRES**

   Location: Along the south boundary of the Balm-Boyette Scrub Preserve, west of County-owned lands.

   Status: The property has been developed as a solar farm and achieves the objectives of an agricultural buffer.

2. **LITTLE MANATEE RIVER PRESERVE (NORTH AND SOUTH BUFFER) +/- 810 ACRES**

   Location: Large agricultural land east of I-75 adjacent to existing preserve lands.

   Status: The northern buffer has been developed as a solar farm and achieves the objectives of an agricultural buffer. The southern buffer has been added to the Little Manatee River site for acquisition and restoration.

3. **LITTLE MANATEE RIVER CORRIDOR PRESERVE (EAST BUFFER) +/- 820 ACRES**

   Location: Large agricultural lands on the east boundary of the Little Manatee Corridor site.

   Status: This property has been added to the Little Manatee Corridor Addition. If acquired, it will be restored to provide a wildlife corridor to other preserved lands.

4. **LITTLE MANATEE RIVER CORRIDOR PRESERVE (SOUTH BUFFER) +/- 1,300 ACRES**

   Location: Large agricultural lands on the south boundary of the Little Manatee Corridor site that are not part of the Little Manatee Corridor Addition.

Status: This property has been added to the Little Manatee Corridor Addition. If acquired, it will be restored to provide a wildlife corridor to other preserved lands.

[End of Suspended Agricultural Buffers]

X. SUBSTANTIALLY ACQUIRED SITES

4. **ALAFIA SCRUB PRESERVE +/- 78 ACRES (f.k.a. Read Property)**

   Location: Located on the Alafia River, just east of the Interstate 75 bridge, on the southern shoreline.

   Status: No update. See registry for history of acquisitions in this preserve.

5. **ALAFIA SOUTH PRONG +/- 2,700 ACRES (Portion of South Hillsborough Wildlife Corridor)**

   Location: Along the south prong of the Alafia River near the community of Welcome, southeast of Alderman's Ford Park.

   Status: In 2023, the owners of the Parker/Baker sites (located at the corner of Walter Hunter Road and Jameson Road) requested that their parcels were relisted as approved for acquisition. Additionally, the Varnum/Davis parcels were annexed into the preserve as of this 2023 Annual Report. The properties were previously removed at the request of Mosaic. The properties were subsequently sold to Parker/Baker. See registry for history of other acquisitions in this preserve.

6. **ALDERMAN'S FORD PRESERVE +/- 1,600 ACRES (f.k.a. Alderman's Ford Addition)**

   Location: Lands on either side of the Alafia River from Alderman's Ford Park westward between S.R. 39 and Lithia Pinecrest Road.

   Status: No update. See registry for history of acquisitions in this preserve.

7. **ALDERMAN'S FORD SOUTH PRONG ADDITION +/- 950 ACRES**

   Location: Land stretching from the east boundary of Alderman's Ford Park along the South Prong of the Alafia River to C.R. 640, where it meets the South Prong Portion of the South Hillsborough Wildlife Corridor. This site also includes the Van Horne site.

   Status: No update. See registry for history of acquisitions in this preserve.

8. **APOLLO BEACH +/- 63 ACRES**

Location: Land on the northern tip of the Apollo Beach peninsula.

Status: No update. See registry for history of acquisitions in this preserve.

9. BAHIA BEACH COASTAL RESTORATION +/- 233.7 ACRES

Location: East of Bahia Beach and south of the County's E.G. Simmons Park.

Status: No update. See registry for history of acquisitions in this preserve.

10. BALM-BOYETTE SCRUB PRESERVE +/- 5,260 ACRES (Portion of South Hillsborough Wildlife Corridor)

Location: A six-mile-long site on both sides of Balm-Boyette Road and Balm Riverview Roads approximately ½ mile north of C.R. 672 and lands west of Balm Riverview Road and north of CR 672

Status: No update. See registry for history of acquisitions in this preserve.

11. BALM SCRUB +/- 2,100 ACRES (f.k.a. Balm Road Scrub)

Location: Land south of Balm Road (C.R. 672), east of U.S. Hwy 301, and west of the old CSX Railroad grade in south Hillsborough County.

Status: In 2023, the County acquired 450 acres, approximately 446 acres for ELAPP, from McGrady Road Investments, et al, for a purchase price of $32,500,000.

12. BALM SCRUB ADDITION +/- 3,845 ACRES

Location: Between Balm Wimauma Road and West Lake Drive south of the Balm Scrub site.

Status: No update. See registry for history of acquisitions in this preserve.

13. BELL CREEK PRESERVE +/- 490 ACRES (f.k.a. Sterling Downs and Sterling Downs Addition, a.k.a. Sterling Down Greenway for FCT)

Location: Corridor north of Shadow Run from McMullen Loop Road to Bell Creek.

Status: No update. See registry for history of acquisitions in this preserve.

14. BLACKWATER HAMMOCK +/- 9 ACRES

Location: Land on the Hillsborough River Reservoir within the Tampa City limits. It is bordered on the east by the river, on the south by several residential lots, and on the west and north by a public golf course.

Status: No update. See registry for history of acquisitions in this preserve.

15. BOY SCOUT PORTION +/- 800 ACRES (Portion of South Hillsborough Wildlife Corridor)

Location: An area northeast of the intersection of Lithia Pinecrest Road and Lithia Springs Road, along the Alafia River.

Status: No update. See registry for history of acquisitions in this preserve.

16. BROOKER CREEK BUFFER PRESERVE +/- 500 ACRES (f.k.a. Clearwater Property)

Location: Land located in northwest Hillsborough County south of Tarpon Springs-Lake Fern Road, west of Patterson Road, directly east and adjacent to the Pinellas County line.

Status: No update. See registry for history of acquisitions in this preserve.

17. BROOKER CREEK HEADWATERS +/- 1,730 ACRES

Location: Land in northwest Hillsborough County, north of Van Dyke Road, south of Lutz-Lake Fern Road, west of Carlton Arms Apartments and the Cheval subdivision.

Status: In 2023, staff is negotiating the acquisition of approximately 10 acres MOL.

18. BULLFROG CREEK SCRUB +/- 2,163 ACRES

Location: Land along Bullfrog Creek between U.S. 301 and Interstate 75 in south Hillsborough County.

Status: No update. See registry for history of acquisitions in this preserve.

19. COCKROACH BAY +/- 1,363 ACRES (combined former Cockroach Bay Addition site (formerly Leisey Shell Pits| and Isles of Cockroach Bay)

Location: Majority of the land west of Gulf City Road and north of Cockroach Bay, adjacent to the Cockroach Bay Aquatic Preserve and two ELAPP sites (Cockroach Bay Islands and Piney Point/Cockroach Bay), and the islands from the Little Manatee River to Cockroach Bay and approximately two miles of mangrove shoreline.

Status: No update. See registry for history of acquisitions in this preserve.

20. COCKROACH AND PINEY POINT CREEKS +/- 3,550 ACRES

Location: On the eastern shore of Tampa Bay, just north of the Manatee County line.

Status: No update. See registry for history of acquisitions in this preserve.

21. CYPRESS CREEK PRESERVE +/- 4,300 ACRES

Location: Land on both sides of Cypress Creek east of Livingston Road, west of Interstate 75, and north of C.R. 581.

Status: In 2023, staff is negotiating two acquisitions within this preserve.

22. CYPRESS STREET +/- 55 ACRES

Location: Land located at the west end of Cypress Street on Old Tampa Bay in the Westshore district. Immediately north of the Diamond Back Tract.

Status: No update. See registry for history of acquisitions in this preserve.

23. DAIRY FARM +/- 372 ACRES

Location: East of the Hillsborough River, west of Hwy 301, south of the Hillsborough River State Park, and north of Wilderness Park.

Status: No update. See registry for history of acquisitions in this preserve.

24. DELANEY CREEK +/- 22 ACRES

Location: Land located on the south side of Delaney Creek, north of Hartford Street and east of the CSX Railroad.

Status: No update. See registry for history of acquisitions in this preserve.

25. DIAMONDBACK PRESERVE +/- 10.4 ACRES (f.k.a. Brackins Tract)

Location: Just north of the Howard Frankland Bridge on the east shore of Tampa Bay.

Status: No update. See registry for history of acquisitions in this preserve.

26. ECOPALMS +/- 1,036 ACRES

Location: Land within the City of Tampa, between Bruce B. Downs Boulevard and Interstate 75, to the east and west; and Tampa Palms development and the University of South Florida's Ecological Research Area to the north and south.

Status: No update. See registry for history of acquisitions in this preserve.

27. <u>ENGLISH CREEK +/- 636 ACRES</u>

Location: North of S.R. 60, southeast of Plant City, on English Creek and Howell Branch.

Status: No update. See registry for history of acquisitions in this preserve.

28. <u>FISHHAWK RANCH +/- 3,540 ACRES (Portion of South Hillsborough Wildlife Corridor)</u>

Location: Southeast County, south of the Alafia River, north of Boyette-Bell Shoals Road between Fish Hawk and Little Fish Creeks and west of Lithia-Pinecrest Road.

Status: No update. See registry for history of acquisitions in this preserve.

***29.* FLORIDA COLLEGE +/- 140 ACRES**

Location: East bank of the Hillsborough River upstream of Riverhills Park in Temple Terrace.

Status: No update. See registry for history of acquisitions in this preserve.

30. <u>FULKERSON ROAD +/- 154 ACRES</u>

Location: Land on the southeast edge of Cockroach Bay, adjacent to the Hillsborough Community College Environmental Studies Center.

Status: No update. See registry for history of acquisitions in this preserve.

31. <u>GOLDEN ASTER SCRUB +/- 1,236 ACRES (revised from original 400-acre site)</u>

Location: Undeveloped area west of Interstate 75, north of Big Bend Road behind the road maintenance complex.

Status: No update. See registry for history of acquisitions in this preserve.

32. <u>HOWELL CREEK BRANCH +/- 14 ACRES</u>**

Location: North and east of Bealsville Park on Nesmith Road next to Howell Branch (formerly part of the English Creek site).

Status: No update. See registry for history of acquisitions in this preserve.

33. JEANIE AND PETE JOHNSON PRESERVE +/- 84.3 ACRES (f.k.a. Ekker Preserve and Lower Bullfrog Creek Restoration Site)

Location: Located on the south shore of Bull Frog Creek, on the north side of Symmes Road, west of Interstate 75 in Gibsonton.

Status: No update. See registry for history of acquisitions in this preserve.

34. LAKE DAN +/- 1,219 ACRES

Location: Northwest corner of Hillsborough County. To the west is Pinellas County's Brooker Creek Preserve, managed by the County. Pasco County is on the site's northern boundary.

Status: No update. See registry for history of acquisitions in this preserve.

35. LAKE FRANCIS PRESERVE (F.K.A. BROOKER CREEK CORRIDOR PRESERVE) +/- 1,800 ACRES

Location: Land located in northwest Hillsborough County, east of the Lake Dan site.

Status: No update. See registry for history of acquisitions in this preserve.

36. LITHIA SPRINGS PRESERVE +/- 54 ACRES (f.k.a. Lithia Springs Addition)

Location: Three sites on the north bank of the Alafia River bordering the Lithia Springs Park site, currently leased by Hillsborough County and previously identified as a nominated site.

Status: The western portion of this site has been merged with Fishhawk Ranch and the eastern portion of this site has been merged with Boy Scout Portion/SHWC.

37. LITTLE MANATEE RIVER +/- 2,800 ACRES

Location: The section of the Little Manatee River west of Hwy 301 and east of Hwy 41.

Status: No update. See registry for history of acquisitions in this preserve.

38. LITTLE MANATEE RIVER CORRIDOR +/- 6,039 ACRES

Location: Land in southern Hillsborough County along the Little Manatee River Corridor from C.R. 579 upstream as far as Grange Hall Loop Road.

Status: No update. See registry for history of acquisitions in this preserve.

39. LOWER GREEN SWAMP PRESERVE (F.K.A. CONE RANCH PRESERVE) +/- 12,800 ACRES

Location: The extreme northeast corner of Hillsborough County, east of S.R. 39. Blackwater Creek traverses the site latitudinally from east to west, and the Itchepackesassa Creek flows from south to north through the site.

Status: No update. See registry for history of acquisitions in this preserve.

40. McKAY BAY +/- 52 ACRES

Location: On the shoreline of McKay Bay, in the extreme northeast section of Hillsborough Bay.

Status: No update. See registry for history of acquisitions in this preserve.

41. MORRIS BRIDGE ROAD 70 ACRES +/- 70 ACRES

Location: Land located on Morris Bridge Road approximately one mile east of Interstate 75.

Status: No update. See registry for history of acquisitions in this preserve.

42. NEW TAMPA FLATWOODS +/- 149 ACRES

Location: The east side of Interstate 75 south of the City of Tampa Water Treatment Plant, adjacent to the Morris Bridge Wellfield.

Status: No update. See registry for history of acquisitions in this preserve.

43. OAKRIDGE +/- 921 ACRES

Location: The east side of Morris Bridge Road one mile south of Pasco County. Borders Wilderness Park and the Hillsborough River State Park.

Status: No update. See registry for history of acquisitions in this preserve.

44. PAM CALLAHAN PRESERVE +/- 97 ACRES (f.k.a. Peppermound Creek)

Location: Between Sweetwater Creek and Woods Creek, at the mouth of Peppermound Creek, north of the Courtney Campbell Causeway.

Status: No update. See registry for history of acquisitions in this preserve.

45. PORT TAMPA RESTORATION +/- 320 ACRES

Location: This site is located in the Port Tampa/Interbay part of town, on the shoreline of Old Tampa Bay, west of MacDill Air Force Base.

Status: No update. See registry for history of acquisitions in this preserve.

46. RHODINE SCRUB +/- 640 ACRES (f.k.a. Rhodine Road)

Location: North of Rhodine Road, approximately one mile east of Balm Riverview Road, adjacent to Stephen J. Wortham County Park.

Status: No update. See registry for history of acquisitions in this preserve.

47. RIVERCREST PARK ADDITION +/- 6 ACRES

Location: East bank of the Hillsborough River, upstream of the bridge at MLK Boulevard south of Rivercrest Park.

Status: No update. See registry for history of acquisitions in this preserve.

48. RIVERHILLS PARK ADDITION +/- 37.4 ACRES

Location: North bank of Hillsborough River upstream of Riverhills Park in Temple Terrace.

Status: No update. See registry for history of acquisitions in this preserve.

49. ROCKY CREEK COASTAL PRESERVE +/- 370 ACRES (f.k.a. Troydale Road)

Location: The east bank of Rocky Creek, west of Troydale Road and south of Hillsborough Avenue. The site adjoins the eastern boundary of the Bower Tract.

Status: No update. See registry for history of acquisitions in this preserve.

50. ROCKY/BRUSHY CREEK GREENWAY +/- 39ACRES

Location: Along the riparian corridors associated with Rocky and Brushy Creeks in northwest Hillsborough County.

Status: No update. See registry for history of acquisitions in this preserve.

51. FRED & IDA SCHULTZ PRESERVE +/- 120 ACRES (f.k.a. Port Redwing)

Location: Land west of U.S. Highway 41 South, at the end of Kracker Avenue, encompassing the north half of a man-made peninsula, south of Whiskey Stump Key and north of the Big Bend Power Plant on Tampa Bay.

Status: No update. See registry for history of acquisitions in this preserve.

52. SOUTH MacDILL 48 +/- 48 ACRES

Location: Interbay region of Tampa, an undeveloped parcel north of Napoleon Avenue, west of MacDill Avenue, south of Interbay Boulevard, and east of Himes Avenue.

Status: No update. See registry for history of acquisitions in this preserve.

53. STACY R. WHITE NATURE PRESERVE +- 441 ACRES

Location: North of Balm Road, west of Balm Riverview Road, and south of the TECO corridor, formerly a part of Balm Boyette Scrub.

Status: On November 16, 2022, the Hillsborough County of County Commissioners renamed the Ag-Mart Property to the Stacy R. White Nature Preserve in recognition of Commissioner White's outstanding service to the citizens of Hillsborough County, having an effective date of December 1, 2022. Due to this renaming, staff have added the Stacy R. White Nature Preserve to this Annual Report as a Substantially Acquired Site and have removed it from the Balm-Boyette Scrub Preserve boundary.

54. SUN CITY HERITAGE PARK ADDITION +/- 106 ACRES

Location: East of US 41 and South of Sun City Heritage Park in Ruskin.

Status: Between 2008 and 2021, the County acquired nine lots through the ELAP Program that were in-holdings for existing County-owned lands within the Sun City Plat north of Chaney Drive. On May 18, 2022, the BOCC adopted a Resolution dedicating all remaining County-owned lands (approximately 52 acres) within the Sun City Plat to the Conservation and Environmental Lands Management Department as part of the Sun City Heritage Park Addition ELAPP Site.

55. THE KITCHEN +/- 629 ACRES (f.k.a. Bullfrog Creek/The Kitchen/Gibson Land)

Location: The shoreline of Hillsborough Bay from the mouth of the Alafia River south to the man-made peninsula on the south side of Whiskey Stump Key.

Status: No update. See registry for history of acquisitions in this preserve.

56. TOWER RESTORATION +/- 13 ACRES

Location: Adjacent to the existing Sulphur Springs Park, located on the north bank of the Hillsborough River and west of the Interstate 75 bridge.

Status: No update. See registry for history of acquisitions in this preserve.

57. TOWN 'N COUNTRY PRESERVE +/- 150 ACRES

Location: Native land north of Old Memorial Highway and west of Dick Creek, adjacent to the Countryway Subdivision, due north of the Bower Tract but separated by a 2,000-foot-wide strip of undeveloped land and S.R. 580.

Status: No update. See registry for history of acquisitions in this preserve.

58. TRIPLE CREEK RANCH +/- 2,000 ACRES

Location: Land located along Bell Creek between Fishhawk Ranch and Balm-Boyette Scrub.

Status: In 2023, ELAPP is under contract to purchase approximately 109 acres in this preserve.

59. UPPER LITTLE MANATEE RIVER +/- 1,978 ACRES (f.k.a. Saffold Portion of South Hillsborough Wildlife Corridor)

Location: Along the Little Manatee River, upstream of U.S. Highway 301, just north of the Manatee County line and back into the County to S.R. 579.

Status: In 2023, staff is negotiating an acquisition in this preserve.

60. VIOLET CURY PRESERVE +/- 161 ACRES (f.k.a. Flynn Lake)

Location: North side of Sinclair Hills Road east of Interstate 275 and west of Livingston Road.

Status: No update. See registry for history of acquisitions in this preserve.

61. WOLF BRANCH +/- 1,200 ACRES

Location: The shoreline of Tampa Bay between E.G. Simmons Park and Apollo Beach, and the drainage basin of Wolf Branch from its mouth upstream to Leisey Road.

Status: No update. See registry for history of acquisitions in this preserve.

Note: For additional historical information regarding each preserve, please see the 2022 ELAPP Annual Report.

[End of Substantially Acquired Sites]

XI. PROVISIONALLY SUSPENDED

1. **ALAFIA RIVER/LITTLE MANATEE RIVER CORRIDOR CONNECTION +/- 12,605 ACRES**

   Location: Expanse of land between the eastern edge of the Little Manatee River Corridor site and the Alafia South Prong site north and south of CR 674.

   Status: In 2013, representatives of Mosaic presented a request have all properties owned by Mosaic removed from consideration through ELAPP. Since nearly all of this site is owned by Mosaic, this site is no longer eligible until the owner expresses an interest in having their property preserved through ELAPP. Update: In 2020, Mosaic approved the reinstatement of approximately 1,000 acres of land along the Little Manatee River located just south of CR 674 and west of Grange Hall Loop Road.

2. **EGMONT KEY +/- 146 ACRES**

   Location: Gulf of Mexico west of the Bob Graham Sunshine Skyway Bridge

   Recommendation: The site is managed by the Division of State Parks and Recreation and, based on communication with executive staff in 2019, they have no interest in selling the property and will continue to manage it as conservation and recreational lands.

3. **LAKE PARK +/- 600 ACRES**

   Location: Land is at the southwest corner of Van Dyke Road and Dale Mabry Highway.

   Recommendation: Based on the current lease agreement and the positive relationship with the City of St. Petersburg staff regarding the County's management of the property, the current status is acceptable. At such time the City determines that they want to sell the property, this site would be ranked as a 'Special', though some portions may not qualify for funding through ELAPP due to the nature of the recreational use. The County has a recorded right of first refusal for their entire ownership if a voluntary negotiation is not pursued.

4. **LAKE ROGERS +/- 500 ACRES**

   Location: Land located south of North Mobley Road and west of Gunn Highway in northwest Hillsborough County.

   Recommendation: Based on the current lease agreement and the positive relationship with the City of St. Petersburg staff regarding the County's

management of the property, the current status is acceptable. At such time the City determines that they want to sell the property, this site would be ranked as a 'Special' and the uses as of 2020 would qualify for funding under ELAPP. The County has a recorded right of first refusal for the portion of their ownership associated with the lease a voluntary negotiation is not pursued.

5. LITHIA SPRINGS +/- 160 ACRES

Location: At the west end of Lithia Springs Road, 2 miles off C.R. 640.

Status: There is currently an acceptable lease agreement between the County and property owner; Mosaic. At such time that Mosaic determines that they want to sell the property this site would be ranked as 'Special', though some portions may not qualify for funding through ELAPP due to the nature of the recreational use.

6. NYE PARK ADDITION +/- 73 ACRES [Previous Score – 27]

Location: Next to Nye Park, north of Sunset Lane and East of US 41, in Lutz.

Status: On May 31, 2023, the owner of the subject lands requested the property be removed from the ELAPP approved list for acquisition. The owner intends on developing the property with single-family homes in the next few years.

[End of Provisionally Suspended Sites]

XII. SUSPENDED SITES

1. 22nd STREET HAMMOCK +/- 24 ACRES

Location: Bordered on the west by 22nd Street, on the north by a City of Tampa-owned ball field, a railroad along the east, and by a large TECO maintenance yard to the south.

Status: This property was donated to the City. Since no County funding was required to complete the transaction, there are no ELAPP related restrictive covenants on the property.

2. BALM-BOYETTE SCRUB PRESERVE (WEST BUFFER) +/- 904 ACRES

Location: Western boundary of the Balm Boyette Scrub Preserve

Status: At the request of the owner, the portion north of the TECO right-of-way has been placed in the Suspended Acquisitions category and is not eligible for acquisition. The balance of this site south of the TECO right of way is now approved for preservation as an addition to the Balm Boyette Scrub Preserve.

3. BLOOMINGDALE/BUCKHORN CREEK +/- 34 ACRES

Location: Land South of Bloomingdale Avenue along Buckhorn Creek. North of the Buckhorn Creek Site

Status: The long-term protection of the adjoining Buckhorn Springs site (which is in the Suspended Acquisitions status) was required for consideration of this site. This site has subsequently been developed and is no longer eligible for preservation.

4. CSX/DELANEY CREEK POP-OFF +/- 70 ACRES

Location: Land east of U.S. 41, between U.S. 41 and "Old 41A," south of Madison Avenue.

Status: The owner of the property, Cargill Fertilizer, has placed a conservation easement on portions of the property to address mitigation required under a permit.

5. CYPRESS LAKE FLATWOODS +/- 42 ACRES

Location: South of Van Dyke Road surrounded by Van Dyke Farms subdivision. (Note: 1,200-acre Brooker Creek Buffer Preserve ELAPP site is located north of Van Dyke Road.)

Status: The majority of the site is wetlands (protected). Most of the site's uplands are developed and habitat is fragmented.

6. DeSOTO PARK ADDITION +/- 19 ACRES

Location: East of DeSoto Park on the north shore of McKay Bay.

Status: During the acquisition process of this property, it was determined that the site may be contaminated with hazardous wastes from neighboring industrial uses. Research indicated that there were adverse soil conditions that would impact the value of the property.

7. DICK CREEK +/- 60 ACRES

Location: North of Old Memorial Highway, west of Sheldon Road, along the east and west shoreline of Dick Creek in northwest Hillsborough County.

Status: The surrounding upland areas have been developed and are no longer available. The wetlands associated with the Dick Creek and setback area have been preserved through the development process.

8. DUG CREEK +/- 450 ACRES

Location: Along the Dug Creek system in south Hillsborough County, just east of Highway 301 and south of C. R. 674.

Status: Most of the site is developed and habitat is fragmented.

9. EAST MEADOWS +/- 45 ACRES

Location: Northern Hillsborough County surrounded on three sides by the property known as East Meadows.

Status: The property has been developed and it is not feasible to consider acquisition.

10. GERACI PROPERTY +/- 600 ACRES

Location: Land located at the northeast corner of the VanDyke/Dale Mabry intersection in northwest Hillsborough County.

Status: Due to subdivision and development, preservation of this site is not feasible.

11. GIBSONTON FISH FARM +/- 20 ACRES

Location: Land east of U.S. 41 and west of the CSX Rail Line just north and across the highway from the acquired Gibson Lands ELAPP site.

Status: The site has been developed with a residential subdivision and is no longer practical to pursue for preservation.

12. GRAY ROAD +/- 69 ACRES**

Location: Land south of Gray Road and west of S.R. 39, about one mile north of C.R. 672.

Status: Most of the site is developed and habitat is fragmented.

13. GREENWOOD TRACT +/- 47 ACRES

Location: The south end of Greenwood Avenue in Tampa, on the shores of the Hillsborough River Reservoir, just south of the City of Tampa's Temple Crest Park.

Status: Research determined that the vast majority of the site was donated to the City and most of the other City Lands are being held for flood protection and reservoir purpose, so there is no basis for ELAPP to acquire this property. The privately held portion may be considered where the City formally affirms through resolution that the property will be preserved.

14. HAMNER TOWER +/- 60 ACRES

Location: Land located at the northwest corner of the intersection of North Boulevard and Fletcher Avenue.

Status: The County completed the acquisition of an 8.7-acre portion of the 60-acre designated site from the Department of Agriculture in October 1993 under the condition that the remaining 50+ acre "core parcel" be acquired and preserved within a few years. Staff has attempted to acquire the "core parcel" of the site for several years but was never able to reach an agreement. Pursuant to representations in the agenda item to the Board when the 8.7-acre portion was acquired, ELAPP has been reimbursed the acquisition cost of the site ($468,626.00). The property has been reclassified as a non-programmed open space County park and is now shown as "other public land" on the ELAPP map for this site. This status should have been reflected in the 2007 Annual Report. The core parcel has recently been subdivided for residential purposes and this site can no longer be considered through ELAPP.

15. HOEDT ROAD +/- 188 ACRES

Location: Land east of Dale Mabry and north of Bearss Avenue in northwest Hillsborough County.

Status: The majority of the site is wetlands (protected). Most of the site's uplands are developed and habitat is fragmented.

16. JAMAICA LAKE GREENWAY +/- 51 ACRES

Location: An area near the Tampa Bay Business Park and St. Joseph's Hospital, north side of west Martin Luther King Blvd., and north of the former Tampa Bay Center Mall site.

Status: Nearly all of the upland areas have been developed.

17. LAKE RUTH RANCH +/- 1,200 ACRES

Location: Land on the north side of Lutz-Lake Fern Road, south of the Pasco County line, and west of Dale Mabry Highway, in northwest Hillsborough County.

Status: Pursuant to the original recommendation, due to development on this site, it can no longer be considered.

18. LAKE WEEKS +/- ACRES

Location: Along the northern shoreline of Lake Weeks and adjacent to the County's Lake Weeks Park on the southwest corner.

Status: The property has been developed and it is not feasible to consider acquisition.

19. LITTLE BULLFROG CREEK SCRUB +/- 400 ACRES

Location: South of the Summerfield development and east of U.S. 301.

Status: The majority of the natural habitat on the site has been developed and it is not feasible to consider acquisition.

20. LIVE OAK RANCH +/- 1,270 ACRES

Location: Land bordered on the west by Bruce B. Downs Boulevard, on the north by County Line Road, on the south by the Cross Creek development, and on the east by K-Bar Ranch.

Status: At the request of the property owner, this site has been placed in the Suspended Acquisitions category and has been developed.

21. MADISON AVENUE +/- 570 ACRES

Location: Land located in the Gibsonton area, north and south of Madison Avenue east of CSX Railroad and west of a residential area.

Status: Most of the uplands have been developed and it is not feasible to consider acquisition.

22. McKAY BAY CAUSEWAY +/- 45 ACRES

Location: Land on the southeast corner of McKay Bay, north of the 22nd Street Causeway, within the Tampa city limits.

Status: The City attempted to negotiate a purchase, but the owner had a substantially higher value perspective. The City surrendered a grant from the Florida Communities Trust.

23. McKAY BAY/PALM RIVER GREENWAY +/- 67 ACRES

Location: On the south side of Palm River, between the U.S. 41 bridge and the SWFWMD spoil deposition area at the mouth of the river.

Status: While one parcel has been acquired by the City of Tampa with limited funding through ELAPP (See "Acquired Parcels"), the majority of the site has been developed with residential structures and is no longer practical to pursue for preservation.

24. MARINA POINT +/- 60 ACRES

Location: Land located in western Hillsborough County along Channel "A" south of Hillsborough Avenue and adjacent to the Bower Tract Preserve.

Status: Site has been developed as an apartment community and is no longer available for preservation.

25. MOBBLY BAY +/- 30 ACRES

Location: Land located on Mobbly Bay on the east side of the Pinellas/Hillsborough County line at the end of Race Track Road.

Status: The property has been developed with a subdivision.

26. NEWMAN BRANCH +/- 380 ACRES

Location: East of the Apollo Beach peninsula south of the Big Bend power plant.

Status: Property currently proposed for an environmental studies center.

27. PENDOLA POINT +/- 280 ACRES

Location: Eastern shoreline of Hillsborough Bay between Pendola Point and Delaney Creek with an eastern boundary of U.S. Hwy 41.

Status: Research has indicated that the entire site is use for wetland mitigation or is under a conservation designation and is currently preserved. If the Tampa Port Authority uses the northern 150-acre portion as a mitigation site, consider protection or acquisition of remaining parcel owned by Gardinier (130 acres).

28. RACE TRACK ROAD +/- 800 ACRES

Location: Land north of Race Track Road west of Nine Eagles Drive, along western Hillsborough/Pinellas County line.

Status: Though attempts were made to negotiate for the acquisition of a portion of the property, the developer did not want to entertain reasonable negotiations. The property has since been developed and it is not feasible to consider acquisition.

29. RACE TRACK ROAD ADDITION +/- 322 ACRES

Location: Adjacent to and east of the existing, unacquired Race Track Road ELAPP site, which is north of Race Track Road and west of Nine Eagles Drive, in northwest Hillsborough County along the Pinellas County line.

Status: The property has been developed and it is not feasible to consider acquisition.

30. RIVER CROSSINGS ESTATES +/- 59 ACRES

Location: Land within the Bloomingdale subdivision, approximately ½ mile east of Bell Shoals Road, along the north shore of the Alafia River.

Status: The owner has proposed a condition requiring purchase of the entire tract, which is not feasible for the program to consider due to limited future utility. The Real Estate Department presented offers in 1992 and negotiations have been idle since 1993. This property has been developed and it is not feasible to consider acquisition

31. SEVER-PACKARD +/- 18 ACRES

Location: Southeast corner of intersection of Fowler Avenue and the Hillsborough River.

Status: The majority of this property has been developed and it is not feasible to consider acquisition.

32. SWEETWATER CREEK RESTORATION +/- 54 ACRES

Location: Just south of West Hillsborough Avenue and north of a County-owned park, Sweetwater Park.

Status: Nearly entire site has been developed and it is not feasible to consider acquisition.

33. TROUT AND CYPRESS CREEKS CORRIDOR +/- 2,400 ACRES

Location: Land between Interstate 75 and C.R. 581 in northern Hillsborough County, which includes a section of Trout Creek, adjacent to SWFWMD's Wilderness Park, and connects with the Cypress Creek ELAPP site. Portions of the original nomination have been developed or are proposed for development at this time.

Status: The majority of this site has been developed. The undeveloped area in the western portion is added to the Cypress Creek site.

34. TUCKER JONES +/- 186 ACRES

Location: West of Highway 301 on both the north and south sides of Tucker Jones Road.

Status: At the request of the owner of the core parcel, his property was removed from consideration. The site has subsequently been developed and no longer qualifies for preservation.

35. VALRICO FIRE TOWER +/- 50 ACRES

Location: Land in the location of S.R. 60 and Dover Road.

Status: Most of the site is developed and habitat is fragmented.

36. WILLIAMS ROAD +/- 10 ACRES

Location: West of Williams Road and east of Interstate 75, south of Harney Road. This has been the site for several archeological digs.

Status: Most of the site is developed and habitat is fragmented.

37. WOODBURY SITE +/- 121 ACRES

Location: Southwest corner of Woodbury and Lakewood Road, north of Hwy. 60 and the Seaboard Coastline Railroad in Brandon.

Status: Prior to the nomination, this site was under contract and has since been developed.

38. <u>WOOLLEY TRACT +/- 670 ACRES</u>

Location: Land located west of Interstate 75, east of 78th Street, north of Riverview Road, and south of Madison Avenue.

Status: At the time of nomination the site was in advanced stages to modify existing regulatory approvals and has since been developed.

[End of Suspended Sites]

LIST OF APPENDICES

APPENDIX "A"	**ELAPP Nomination Form**
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APPENDIX "D"	**Registry of ELAPP Acquisitions**
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APPENDIX "H"	**Historic Newspaper Editorials (Tampa Tribune)**
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APPENDIX “A”

NOMINATION FORM
AND
QUALIFYING CRITERIA

HILLSBOROUGH COUNTY JAN K. PLATT
ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM
SITE NOMINATION FORM

PLEASE RETURN TO:

HILLSBOROUGH COUNTY JAN K. PLATT ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM
HILLSBOROUGH COUNTY CONSERVATION AND ENVIRONMENTAL LANDS MANAGEMENT DEPT.
Environmental Lands Management Administration Office
10940 McMullen Road
Riverview, FL 33569
(or as authorized by the Director of the Conservation and Environmental Lands Management Department)

Please complete this form to the greatest extent possible utilizing the information available to you as the nominator.

1. Site Location and folio/PIN number (Attach a highway map or aerial map delineating the site):

2. Acres (Attach a legal description and survey if available):

3. Estimated Value of Land (if known):

4. Ownership of Property (if known):

5. Describe why you think this site should be nominated to the ELAP Program. Use the qualifying criteria on page two of this form. If a planned restoration effort is proposed, such information must be provided. (Please continue on extra pages if necessary.)

6. Nominator is submitting as (check all that apply)
_____concerned citizen _____owner, _____owner's representative,
_____authorized government agency representative, _____authorized community or civic association representative.

NOMINATOR'S NAME:_____

PHONE:_____ Date:_____

ADDRESS:_____

HILLSBOROUGH COUNTY JAN K. PLATT
ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM
QUALIFYING CRITERIA

Environmental lands are those lands which shall have as their purpose the conservation and protection of environmentally unique, irreplaceable and valued ecological resources. The primary purpose of acquiring such lands shall be for resource protection, but all lands shall be open for public use and enjoyment to the extent that Hillsborough County finds such use compatible with the conservation and protection of these lands. Each environmental lands project shall be qualified by satisfying one or more of the following criteria:

1. Land containing native, relatively unaltered flora and fauna, including wetlands, uplands and transitional systems, representing a natural habitat unique to or scarce within the State of Florida or Hillsborough County.

2. Land that provides or could provide, with or without restoration, habitat important to the support or protection of state or federally listed species.

3. Land containing intact xeric habitat or soils suitable for restoration of xeric habitat.

4. Land which plays a vital role in the enhancement and protection of water quality and quantity, including ground water resources, or which provides protection for fish and wildlife habitat, but which cannot be adequately protected through local, state, and federal regulatory programs.

5. Land that provides valuable access, urban/rural land links, protection zones, or additions to existing environmentally sensitive lands or which forms part of a natural greenway system which functions as a habitat corridor associated with such lands, and which is essential for protection and management of those environmentally sensitive lands.

6. Land that protects existing preservation lands and would provide a significant benefit to the long-term management and ecological function and ecological function of the preserved lands.

APPENDIX "B"

EVALUATION SCORES

HILLSBOROUGH COUNTY JAN K. PLATT ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM

SITE EVALUATION FORM

ASSIGN A POINT VALUE FROM 0-10 FOR EACH OF THE FOLLOWING ELEVEN CATEGORIES:

		Alafia North Prong	Alafia River	Baker Creek and Tributaries	Balm Boyette Addition	Brooker Creek Buffer Addition
1. Land containing native, relatively unaltered flora and fauna, including wetlands, uplands and transitional systems, representing a natural habitat unique to, or scarce within the State of Florida or Hillsborough County.	1-10	6	0	3	7	3
2. Land that provides or could provide with or without restoration, a habitat important to the support or protection of state or federally listed species.	1-10	5	4	6	8	6
3. Land containing intact xeric habitat or soils suitable for restoration of xeric habitat.	1-10	4	4	3	4	1
4. Land which plays a vital role in the enhancement and protection of water quality and quantity, including ground water resources, or which provides protection for fish and wildlife habitat, but which cannot be adequately protected through local, state, and federal regulatory programs.	1-10	10	6	8	3	6
5. Land that provides valuable access, urban/rural land links, protection zones, or additions to existing environmentally sensitive lands or which forms part of a natural greenway system which functions as a habitat corridor associated with such lands, and which is essential for protection and management of those environmentally sensitive lands.	1-10	10	1	2	4	10
6. Land that protects existing preservation lands and would provide a significant benefit to the long-term management and ecological function and ecological function of the preserved lands.	1-10	9	0	0	0	6
7. Ease of acquisition.	1-10	5	3	2	8	6
8. Cost, size, and manageability of site.	1-10	6	1	2	4	3
SUBMITTED BY: Official Record Kelli Ackett DATE 12.16.19	TOTAL	55	19	26	38	41

HILLSBOROUGH COUNTY JAN K. PLATT ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM

SITE EVALUATION FORM

ASSIGN A POINT VALUE FROM 0-10 FOR EACH OF THE FOLLOWING ELEVEN CATEGORIES:

		Bullfrog Creek-Nundy	Cockroach Creek Greenway	Cow House Creek	Ekker Addition	Fish Hawk Park Portion
1. Land containing native, relatively unaltered flora and fauna, including wetlands, uplands and transitional systems, representing a natural habitat unique to, or scarce within the State of Florida or Hillsborough County.	1-10	0	4	5	3	5
2. Land that provides or could provide with or without restoration, a habitat important to the support or protection of state or federally listed species.	1-10	2	6	4	4	1
3. Land containing intact xeric habitat or soils suitable for restoration of xeric habitat.	1-10	0	1	2	0	1
4. Land which plays a vital role in the enhancement and protection of water quality and quantity, including ground water resources, or which provides protection for fish and wildlife habitat, but which cannot be adequately protected through local, state, and federal regulatory programs.	1-10	3	8	5	6	0
5. Land that provides valuable access, urban/rural land links, protection zones, or additions to existing environmentally sensitive lands or which forms part of a natural greenway system which functions as a habitat corridor associated with such lands, and which is essential for protection and management of those environmentally sensitive lands.	1-10	0	9	0	3	1
6. Land that protects existing preservation lands and would provide a significant benefit to the long-term management and ecological function and ecological function of the preserved lands.	1-10	0	5	0	3	0
7. Ease of acquisition.	1-10	8	3	6	7	10
8. Cost, size, and manageability of site.	1-10	1	4	1	1	1
SUBMITTED BY: Official Record Kelli Ackett DATE 12.16.19	TOTAL	14	40	23	27	19

HILLSBOROUGH COUNTY JAN K. PLATT ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM

SITE EVALUATION FORM

ASSIGN A POINT VALUE FROM 0-10 FOR EACH OF THE FOLLOWING ELEVEN CATEGORIES:

		Georgetown	Golden Aster Scrub/Kitchen Addition	Knights-Griffin Property	Lake Stemper	Little Manatee River Corridor Addition
1. Land containing native, relatively unaltered flora and fauna, including wetlands, uplands and transitional systems, representing a natural habitat unique to, or scarce within the State of Florida or Hillsborough County.	1-10	2	5	8	5	7
2. Land that provides or could provide with or without restoration, a habitat important to the support or protection of state or federally listed species.	1-10	3	6	6	4	8
3. Land containing intact xeric habitat or soils suitable for restoration of xeric habitat.	1-10	0	1	1	2	1
4. Land which plays a vital role in the enhancement and protection of water quality and quantity, including ground water resources, or which provides protection for fish and wildlife habitat, but which cannot be adequately protected through local, state, and federal regulatory programs.	1-10	5	5	3	3	5
5. Land that provides valuable access, urban/rural land links, protection zones, or additions to existing environmentally sensitive lands or which forms part of a natural greenway system which functions as a habitat corridor associated with such lands, and which is essential for protection and management of those environmentally sensitive lands.	1-10	0	3	0	1	10
6. Land that protects existing preservation lands and would provide a significant benefit to the long-term management and ecological function and ecological function of the preserved lands.	1-10	0	0	0	0	7
7. Ease of acquisition.	1-10	3	3	9	7	5
8. Cost, size, and manageability of site.	1-10	1	2	5	1	7
SUBMITTED BY: Official Record Kelli Ackett DATE 12.16.19	TOTAL	14	25	32	23	50

HILLSBOROUGH COUNTY JAN K. PLATT ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM

SITE EVALUATION FORM

ASSIGN A POINT VALUE FROM 0-10 FOR EACH OF THE FOLLOWING ELEVEN CATEGORIES:

		McIntosh/ Zack Tract	Nye Park Addition	Old Morris Bridge Road	Pemberton Creek	Rocky/Erushy Creek Greenway
1. Land containing native, relatively unaltered flora and fauna, including wetlands, uplands and transitional systems, representing a natural habitat unique to, or scarce within the State of Florida or Hillsborough County.	1-10	7	6	3	5	5
2. Land that provides or could provide with or without restoration, a habitat important to the support or protection of state or federally listed species.	1-10	7	5	6	5	3
3. Land containing intact xeric habitat or soils suitable for restoration of xeric habitat.	1-10	1	3	3	1	1
4. Land which plays a vital role in the enhancement and protection of water quality and quantity, including ground water resources, or which provides protection for fish and wildlife habitat, but which cannot be adequately protected through local, state, and federal regulatory programs.	1-10	8	5	3	5	2
5. Land that provides valuable access, urban/rural land links, protection zones, or additions to existing environmentally sensitive lands or which forms part of a natural greenway system which functions as a habitat corridor associated with such lands, and which is essential for protection and management of those environmentally sensitive lands.	1-10	0	1	2	0	5
6. Land that protects existing preservation lands and would provide a significant benefit to the long-term management and ecological function and ecological function of the preserved lands.	1-10	5	0	0	0	5
7. Ease of acquisition.	1-10	2	6	5	5	6
8. Cost, size, and manageability of site.	1-10	2	1	1	2	2
SUBMITTED BY: Official Record Kelle Ackett DATE 12.16.19	TOTAL	32	27	23	23	29

HILLSBOROUGH COUNTY JAN K. PLATT ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM

SITE EVALUATION FORM

ASSIGN A POINT VALUE FROM 0-10 FOR EACH OF THE FOLLOWING ELEVEN CATEGORIES:

		Simmons Hammock Greenway	Sydney Dover Trails Addition	Varn/ Cone Ranch Greenway	Walton Acquisitions FL LLC	Wimauma Scrub
1. Land containing native, relatively unaltered flora and fauna, including wetlands, uplands and transitional systems, representing a natural habitat unique to, or scarce within the State of Florida or Hillsborough County.	1-10	3	5	5	3	7
2. Land that provides or could provide with or without restoration, a habitat important to the support or protection of state or federally listed species.	1-10	3	3	8	5	5
3. Land containing intact xeric habitat or soils suitable for restoration of xeric habitat.	1-10	2	1	1	1	5
4. Land which plays a vital role in the enhancement and protection of water quality and quantity, including ground water resources, or which provides protection for fish and wildlife habitat, but which cannot be adequately protected through local, state, and federal regulatory programs.	1-10	2	5	5	2	5
5. Land that provides valuable access, urban/rural land links, protection zones, or additions to existing environmentally sensitive lands or which forms part of a natural greenway system which functions as a habitat corridor associated with such lands, and which is essential for protection and management of those environmentally sensitive lands.	1-10	1	0	3	5	0
6. Land that protects existing preservation lands and would provide a significant benefit to the long-term management and ecological function and ecological function of the preserved lands.	1-10	0	0	2	5	0
7. Ease of acquisition.	1-10	5	8	6	4	4
8. Cost, size, and manageability of site.	1-10	2	2	5	5	3
SUBMITTED BY: Official Record Kelle Ackett DATE 12.16.19	TOTAL	18	24	35	30	29

HILLSBOROUGH COUNTY JAN K. PLATT ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM

SITE EVALUATION FORM

ASSIGN A POINT VALUE FROM 0-10 FOR EACH OF THE FOLLOWING ELEVEN CATEGORIES:

		USF Property	Buckhorn Springs			
1. Land containing native, relatively unaltered flora and fauna, including wetlands, uplands and transitional systems, representing a natural habitat unique to, or scarce within the State of Florida or Hillsborough County.	1-10	8	7			
2. Land that provides or could provide with or without restoration, a habitat important to the support or protection of state or federally listed species.	1-10	8	5			
3. Land containing intact xeric habitat or soils suitable for restoration of xeric habitat.	1-10	7	5			
4. Land which plays a vital role in the enhancement and protection of water quality and quantity, including ground water resources, or which provides protection for fish and wildlife habitat, but which cannot be adequately protected through local, state, and federal regulatory programs.	1-10	8	8			
5. Land that provides valuable access, urban/rural land links, protection zones, or additions to existing environmentally sensitive lands or which forms part of a natural greenway system which functions as a habitat corridor associated with such lands, and which is essential for protection and management of those environmentally sensitive lands.	1-10	8	1			
6. Land that protects existing preservation lands and would provide a significant benefit to the long-term management and ecological function and ecological function of the preserved lands.	1-10	9	0			
7. Ease of acquisition.	1-10	8	7			
8. Cost, size, and manageability of site.	1-10	5	2			
SUBMITTED BY: Official Record DATE 10.04.21	TOTAL	61	35			

APPENDIX "C"

FINANCIAL STATUS, EXPENDITURES, AND JOINT FUNDING

FINANCIAL STATUS
WHERE ARE WE THIS FY FINANCIALLY WITH ELAPP?

Update as of 9/30/2024

FINANCIAL STATUS, EXPENDITURES, AND JOINT FUNDING		**TOTAL FUNDING**
AVAILABLE BOND FUND PROCEEDS for Acquisition (September 30, 2023)	$	30,557,737
AVAILABLE BOND FUND PROCEEDS FOR RESTORATION (September 30, 2023)	$	7,478,324
Ad Valorem/ELAPP Non-Bond Fund Balance (August 17, 2023)	$	3,118,809
2008 VOTER AUTHORIZED BOND REFERENDUM	$	200,000,000
2009/2019A BOND ISSUE	$	59,430,000
2019B BOND ISSUE	$	68,139,000
2023 BOND ISSUE	$	59,327,616
AUTHORIZATION AVAILABLE FOR FUTURE ISSUANCE	$	12,266,000

REIMBURSEMENTS FROM JOINT PRESERVATION EFFORTS

Property/Program	Amount Received	% of Overall Funds Received
Conservation and Recreational Lands (CARL) Program	$ 9,955,000	10.92%
City of Tampa (COT)(Tower site)	$ 780,000	0.86%
Department of Environmental Protection (DEP) (Bahia Beach Coastal Restoration)	$ 407,036	0.45%
Florida Communities Trust (FCT)	$ 44,888,550	49.23%
FINANCIAL STATUS, EXPENDITURES, AND JOINT FUNDING	$ 2,174,407	2.38%
Florida Fish and Wildlife Conservation Commission (FFWCC) (Bullfrog Creek Scrub)	$ 1,905,000	2.09%
Greenways and Trails (GW&T) (McKay Bay Palm River)	$ 315,000	0.35%
Hillsborough County Public Works (Greer Tract)	$ 118,653	0.13%
Hillsborough Aviation Authority (HAA) (Diamond Back Tract)	$ 200,000	0.22%
State Parks Inholdings and Additions (PIA)	$ 795,506	0.87%
Southwest Florida Water Management District (SWFWMD)	$ 26,395,919	28.95%
Gulf Coast Consortium (Bahia Beach Coastal Restoration – Riverton)	$ 3,244,000	3.56%
TOTAL JOINT FUNDING	**$ 91,179,071**	100.00%

Note 1: FFWCC (formerly known as Game and Freshwater Fish Commission)

APPENDIX "D"

REGISTRY OF ELAPP ACQUISITIONS

REGISTRY OF ELAPP ACQUISITIONS

PROJECT NAME	PARCEL NAME / OWNER	ORIG. RANKING	PURCH. PRICE	ACRES	JOINT FUNDING AGENCY	JOINT FUNDING AMT.	ASSESSED VALUE AT TIME OF SALE	JUST VALUE AT TIME OF SALE	ACQ. DATE
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10
Alafia North Prong	C. L. Knight (SWFWMD)	B	$2,512,500	923.4	SWFWMD	$1,256,250	$221,152	$2,361,483	12/15/1994
Alafia North Prong	Gooch Trust	B	$8,264,400	766.2	135.6		$3,064,440	$5,332,219	12/7/2006
Alafia North Prong	Gooch Trust (Moseley)	B	$1,200,000	135.6					9/15/2021
Alafia North Prong	Dumke		$595,000	20.0					4/22/2022
Alafia Scrub Preserve	William A. Read	B	$2,150,000	77.8	FCT	$1,075,000	$1,324,805	$1,324,805	9/22/1998
Alafia South Prong	Dr. Pruit (SWFWMD)	B	$3,958,700	1,277.0	SWFWMD	$1,979,350	$417,946	$5,515,000	11/03/94
Alafia South Prong	Hopewell Land Partners (SWFWMD)	B	$1,697,144	570.0	SWFWMD	$848,572	$178,413	$2,304,204	8/26/1998
Alafia South Prong	Jameson (SWFWMD)	B	$580,000	211.8	SWFWMD	$290,000		$1,076,000	8/20/1999
Alafia South Prong	Lane (SWFWMD)	B	$147,000	32.6	SWFWMD	$73,500	$6,544	$6,544	1/9/1998
Alafia South Prong	Marnie	B	$20,000	20.0			$10,000	$10,000	1/13/2006
Alafia South Prong	Jordan	B	$96,000	6.0			$5,400	$5,400	5/1/2008
Alafia South Prong	Pruitt	B	$686,720	53.7			$341,332	$11,865	12/15/2017
Alafia South Prong	Pruitt	B	$1,597,440	124.8					3/22/2018
Alderman's Ford Preserve (FKA Alderman's Ford Addition)	Joo Property (State)	A	$1,396,923	353.5	CARL	$675,600	$81,303	$1,850,900	7/2/1993
Alderman's Ford Preserve (FKA Alderman's Ford Addition)	West Property (State)	A	$237,000	76.4	CARL	$118,500	$12,575	$300,730	4/10/1995
Alderman's Ford Preserve (FKA Alderman's Ford Addition)	Sheldon Property (State)	A	$1,477,200	541.0	CARL	$738,600	$37,229	$3,024,872	7/19/1990
Alderman's Ford South Prong Addition	Hopewell Land Partners (SWFWMD)	A	$1,445,716	499.0	SWFWMD	$722,858	$151,982	$1,962,841	8/26/1998
Alderman's Ford South Prong Addition	McDonald Construction, Inc. (SWFWMD)	A	$763,250	354.0	SWFWMD	$381,625	$61,550	$1,013,000	10/28/1994
Apollo Beach Park	Robert E. Lee and Co.	B	$1,565,000	46.8	FCT	$782,500	$1,150,088	$1,150,088	4/11/1996
Apollo Beach Park	William T. Higgs	B	$501,258	16.0	FCT	$250,624	$1,038,456	$1,038,456	5/23/1996
Bahia Beach Coastal	Riverton	B	$3,600,000	84.0	GCC	$3,244,000			10/26/2021
Bahia Beach Restoration	Chapman Property	B	$104,272	35.8	DEP	$64,648	$55,790	$55,790	8/9/2001
Bahia Beach Restoration	Tillett Groves Property	B	$297,400	76.0	DEP	$184,388	$201,115	$457,690	7/17/2001
Bahia Beach Restoration	Tillett Farms Property	B	$254,840	36.9	DEP	$158,000	$135,501	$432,743	7/17/2001
Balm Boyette Scrub	Charles H. Fallen, III	A	$44,000	10.0			$39,000	$39,000	7/15/2002
Balm Boyette Scrub	Williams Acquistion (State)	A	$16,123,054	4,923.1	CARL	$6,370,000	$1,762,645	$19,509,112	3/6/1992
Balm Boyette Scrub	AgMart (Western Portion)	A	$21,039,464	471.0					9/15/2021
Balm Scrub (FKA Balm Road Scrub)	Emma S. Summner Trust	B	$3,183,740	1,592.1			$796,750	$8,545,223	1/7/1999
Balm Scrub (FKA Balm Road Scrub)	McGrady Road, et al	B	$32,500,000	446.0			$1,258,730	$10,128,048	6/29/2023
Balm Scrub (FKA Balm Road Scrub)	McGrady Road Parcel	B	$300,000	10.0					12/11/2020
Balm Scrub Addition	Amy Diehl	A	$801,280	100.2			$1,126,400	$1,126,400	8/4/2010
Balm Scrub Addition	Spencer Farms, Inc	A	$7,546,331	740.9			$971,071	$5,855,062	1/18/2011
Balm Scrub Addition	Eisenhower Properties	A	$1,352,456	132.8			$45,451	$1,237,641	1/18/2011
Balm Scrub Addition	Mitchell Development	A	$1,473,789	144.7			$271,130	$1,416,711	1/18/2011
Balm Scrub Addition	Richard and Betty Peltier	A	$430,110	10.1			$220,612	$298,068	12/15/2023
Bell Creek Preserve (FKA Sterling Downs)	Summertime Lakes, Inc.	B	$810,000	60.0	FCT	$1,119	$440,544	$440,544	5/11/1990
Bell Creek Preserve (FKA Sterling Downs)	MacRiley Homes, Inc.	B	$1,195,317	275.2	FCT	$615,000	$1,743,087	$1,790,575	11/22/1995
Bell Creek Preserve (FKA Sterling Downs)	Murlin Hansen	B	$1,350,000	142.7	FCT	$704,000	$992,885	$992,885	9/30/1997
Blackwater Creek Preserve	Endre & Georgia Kovacs	A	$66,800	22.0	FCT	$33,400	$44,409	$44,409	10/5/1998
Blackwater Creek Preserve	Jeffrey Alan Robison	A	$26,725	5.2	FCT	$13,362	$2,344	$20,056	10/5/1998
Blackwater Creek Preserve	Arthur D. and Janice Weiss	A	$4,000,000	1,951.0	FCT	$1,803,000	$438,896	$5,499,711	6/10/1997
Blackwater Creek Preserve	Hahn Parcel	A	$21,000	5.0			$20,000	$20,000	9/27/1999
Blackwater Creek Preserve	Kovatch	A	$20,000	10.0			$22,500	$22,500	10/30/2003
Blackwater Creek Preserve	Patrinostro, et al	A	$285,000	11.0			$98,040	$79,240	10/15/2013
Blackwater Hammock	St. Joseph's Hospital of Tampa Foundation, Inc. (City of Tampa)	B	$200,000	9.0	FCT	$80,000	$166,088	$166,088	8/30/1997
Boy Scout Portion	Fish Hawk Inv. Fund, Ltd.	A	$1,441,357	195.0			$93,198	$4,044,180	12/5/1991
Boy Scout Portion	ARVIDA	A	$700,000	195.0			$63,200	$1,482,195	12/19/1991
Boy Scout Portion	McPhillips (Tax Deed Sale)	A	$16,000	40.0			$20,000	$20,000	6/26/1995
Boy Scout Portion	George (Tax Deed Sale)	A	$11,659	8.9			$59,280	$59,280	3/31/1999
Boy Scout Portion	Huskey	A	$23,696	30.1			$15,050	$15,050	3/22/1999
Boy Scout Portion	Chadwick	A	$342,000	3.0			$134,741	$84,241	12/17/2013

Brooker Creek Buffer Preserve (FKA Clearwater)	Fanny D'Agostino	B	$38,150	1.0			$19,357	$19,357	2/24/2000
Brooker Creek Buffer Preserve (FKA Clearwater)	The City of Clearwater	B	$1,258,790	410.8			$0	$2,380,300	6/2/1995
Brooker Creek Buffer Preserve (FKA Clearwater)	Elvira D'Agostino	B	$39,550	1.0			$21,762	$21,762	2/24/2000
Brooker Creek Buffer Preserve (FKA Clearwater)	Theresa D'Andrea	B	$35,000	1.0			$25,120	$25,120	2/24/2000
Brooker Creek Buffer Preserve (FKA Clearwater)	Anthony D'Andrea	B	$35,350	1.0			$20,769	$20,769	2/24/2000
Brooker Creek Buffer Preserve (FKA Clearwater)	Pete Sarantos	B	$129,750	8.9			$122,000	$122,000	9/2/2004
Brooker Creek Buffer Preserve (FKA Clearwater)	DiBerardino	B	$1,200,000	66.3	FDOT	$1,200,000			12/17/2008
Brooker Creek Buffer Preserve Addition	Cee Bee Groves,Inc.	A	$4,959,132	286.9					9/15/2020
Brooker Creek Buffer Preserve Addition	Double Screen Associates LLLP	A	$6,642,240	251.6					9/17/2020
Brooker Creek Headwaters	Cypress Bend/FDIC (SWFWMD)	A	$3,500,000	944.9	SWFWMD	$1,750,000	$5,819,033	$5,819,033	9/20/1993
Brooker Creek Headwaters	James Roberts (SWFWMD)	A	$170,000	9.1	SWFWMD	$85,000	$99,454	$99,454	6/14/1994
Brooker Creek Headwaters	Lutheran Church Ext. Fund Missouri Synod (SWFWMD)	A	$191,500	25.8	SWFWMD	$95,750	$177,080	$177,080	6/12/1995
Brooker Creek Headwaters	Cindy Roberts (SWFWMD)	A	$28,500	2.9	SWFWMD	$14,250	$20,072	$20,072	9/22/1994
Brooker Creek Headwaters	Agnes B. Falzerano (SWFWMD)	A	$52,635	9.6	SWFWMD	$26,317	$60,800	$60,800	6/14/1994
Brooker Creek Headwaters	Joseph G. and Reta M. Hanson (SWFWMD)	A	$117,488	47.5	SWFWMD	$58,744	$191,310	$191,310	3/14/1996
Brooker Creek Headwaters	Thomas G. Earle as Trustee of T. G. Earle Living Trust (SWFWMD)	A	$189,070	40.0	SWFWMD	$94,535	$8,200	$340,800	3/14/1996
Brooker Creek Headwaters	Richard and Ardeth Hope	A	$461,280	31.6			$11,325	$290,950	3/5/1999
Bullfrog Creek Scrub	Sumner Family Trust	B	$2,281,653	841.7	GFWFC/HC	$935,000	$121,540	$2,416,440	2/23/1996
Bullfrog Creek Scrub	Emma S. Summner Trust	B	$2,467,469	778.2	GFWFC/HC	$970,000	$278,217	$4,239,387	2/23/1996
Cockroach & Piney Point Creeks	TECO Property (SWFWMD)	A	$3,427,144	2,347.1	SWFWMD	$1,713,572	$1,506,695	$4,298,889	12/11/2004
Cockroach Bay	Krebs	A	$31,000	3.0			$1,500	$1,500	8/28/2007
Cockroach Bay	Milam	A	$650,000	30.0			$345,508	$345,508	11/20/2007
Cockroach Bay	Symmes	A	$100,000	4.0			$5,625	$5,625	4/4/2014
Cockroach Bay (FKA Cockroach Bay Addition)	Leisey Shell Pits	A	$525,000	484.0			$596,541	$596,541	6/5/1991
Cockroach Bay (FKA Cockroach Bay Addition)	Simmons/Claprood	A	$1,585,000	391.0			$126,318	$1,914,550	6/21/1991
Cockroach Bay (FKA Cockroach Bay Addition)	Boy Scouts	A	$10,000	10.0			$0	$0	8/27/2004
Cockroach Bay (FKA Cockroach Bay Addition)	Lost River Preserve	A	$0	43.0			$200,068	$200,068	4/13/2006
Cockroach Bay Islands	Whitaker (State)	A	$950,000	151.9	CARL	$602,300	$34,325	$34,325	8/23/1989
Cockroach Creek Greenway	Lowrey/Keene/Hardin	A	$1,346,348	549.5			$91,306	$1,096,481	10/10/2001
Cypress Creek Preserve Phase I	Diez Tract	A	$1,200,000	1,247.4	FCT	$468,000	$289,757	$10,000,621	4/26/1996
Cypress Creek Preserve	Lennar Homes	A	$6,500,000	827.0	FCT	$2,200,000	$3,428,129	$10,184,388	11/30/1998
Cypress Creek Preserve - West	Wayne & Edna Jennings	A	$974,407	290.8	FDOT	$974,407	$74,132	$3,032,920	9/19/2000
Cypress Creek Preserve - West	William R. & Esther Greer	A	$118,653	111.0	PW	$118,653	$22,099	$218,215	5/23/2001
Cypress Creek Preserve -West	Ralph and Suzanne Terrell	A	$345,151	25.4			$361,290	$361,290	7/22/2011
Cypress Creek Preserve - West	Brian Kirby	A	$685,000	43.0					6/9/2020
Cypress Creek Preserve-Phase I	All State Homes Inc.	A	$827,000	71.1	FCT	$322,530	$16,738	$215,628	10/16/1996
Cypress Street Restoration Park	Blank, Jr., Hanlon, and Boling	A	$75,000	1.2			$68,227	$68,227	5/15/1998
Cypress Street Restoration Park	Paragon, Inc. (City of Tampa)	A	$2,006,000	26.4	FCT	$761,589	$1,334,423	$1,334,423	9/30/1996
Cypress Street Restoration Park	Sheldon (City of Tampa)	A	$1,875,000	14.8	FCT	$678,231	$1,321,828	$1,321,828	9/30/1996
Dairy Farm	301 Ranch Partnership	B	$1,735,050	372.0			$143,617	$751,762	9/23/1988
Delaney Creek	Doug Richards	C	$150,000	9.7			$108,762	$108,762	12/3/1993
Delaney Creek	Donald Wise	C	$4,000	0.6			$13,338	$13,338	12/28/1993
Delaney Creek	Fenneran Estate (Donation)	C		0.3			$0	$0	10/23/1995
Diamond Back (FKA Brackins Tract)	Brackins Tract	B	$400,000	10.4	HAA	$200,000	$36,000	$36,000	9/14/1990
English Creek	Mildred Fasano	B	$247,600	123.8			$24,581	$24,581	9/29/1989
English Creek	Herman Levin	B	$980,000	136.7			$790,532	$790,532	3/13/1990
English Creek	Hillsborough Community College	B	$550,000	117.7					9/26/2019
Fish Hawk	Fish Hawk Invest. Fund, Ltd.	A	$2,721,870	270.0			$100,123	$5,440,000	8/28/1991
Fish Hawk	Fish Hawk Communities	A	$4,800,000	715.0	FCT	$2,400,000	$1,411,696	$9,234,405	11/15/2002
Fish Hawk	Fish Hawk Communities	A	$4,800,000	715.0	SWFWMD	$4,800,000	$1,411,696	$9,234,405	11/15/2002
Fish Hawk	Pulte Homes	A	$11,200,000	1,085.0	FCT	$7,885,900	$660,000	$12,257,585	6/10/2005
Fish Hawk	Karlson	A	$307,400	10	FCT	$153,700	$165,000	$165,000	10/6/2005
Fish Hawk	Nguyen	A	$150,000	10			$251,479	$251,479	3/30/2009
Fish Hawk	Barnes	A	$5,625	4.5			$3,375	$3,375	7/19/2011
Fish Hawk	Ckark	A	$150,000	4.9			$121,977	$121,977	10/26/2012
Fish Hawk	Casady/Dispennette	A	$225,000	15.0			$163,250	$163,250	3/9/2016
Fish Hawk	Jeffcoat	A	$1,464,000	36.1					4/21/2020
Fish Hawk	Margie Hagin	A	$1,200,000	19.3					7/16/2021
Fish Hawk fka Lithia Spr. Pr.	James Hackworth	B	$110,000	39.4			$26,800	$299,700	7/17/1991

Florida College	Florida College (T. T. Riverfront Park/City of Temple Terrace)	B	$1,800,000	53.3	FCT	$900,000	$1,597,500	$1,597,500	8/31/1995
Florida College	Edward and Ramona Bolding	B	$900,000	64.9			$150,623	$150,623	3/17/1989
Fulkerson Road	Goedicke, Inc	B	$791,400	154.0	SWFWMD	$395,700	$208,209	$208,209	12/7/2004
Golden Aster Scrub	Emil C. Marquardt, as Trustee	B	$717	0.9			$4,250	$4,250	5/26/1995
Golden Aster Scrub	Emil C. Marquardt, as Trustee (State)	B	$3,088,735	1,234.9	CARL	$1,450,000	$306,684	$7,504,760	10/20/1993
Howell Creek	Joe Gay	C	$117,000	14.2			$129,600	$129,600	6/17/2014
Jeanie and Pete Johnson Preserve (f/k/a Ekker Preserve and Lower Bullfrog Creek Restoration)	Marie Carrie Mae Ekker Revocable Trust (SWFWMD)	B	$571,351	69.5	SWFWMD	$285,675	$101,104	$686,271	7/18/2003
Jeanie and Pete Johnson Preserve (f/k/a Ekker Preserve and Lower Bullfrog Creek Restoration)	Kushmer Property (SWFWMD)	B	$165,000	14.8	SWFWMD	$82,500	$88,035	$322,793	6/19/2000
Lake Dan	Wilde	B	$17,755,469	1,048.0	FCT	$9,112,000	$269,850	$19,077,028	4/24/2008
Lake Dan	Malfa	B	$700,000	10.0	FCT	$350,000	$706,406	$706,406	6/27/2008
Lake Dan	Palm of Bermuda(Zummo)	B	$390,500	10.0	FCT	$195,250	$180,975	$180,975	9/16/2008
Lake Dan	BCF (Forman)	B	$220,000	10.0	FCT	$110,000	$141,875	$141,875	10/9/2008
Lake Dan	Amick\Welton	B	$1,135,000	54.0			$433,386	$4,650	1/11/2017
Lake Francis fka Brooker Creek Corridor	Kay D. O'Rourke	A	$20,141,000	1,673.0			$528,942	$26,626,652	12/18/2009
Little Manatee River	Artesian Farms-Dickman (SWFWMD)	A	$3,236,115	536.2	SWFWMD	$1,618,057	$155,082	$1,462,483	8/19/1991
Little Manatee River	Ellsberry Bros. (SWFWMD)	A	$655,520	151.5	SWFWMD	$327,760	$53,638	$689,625	8/14/1992
Little Manatee River	Wynns Bros. (SWFWMD)	A	$370,000	84.6	SWFWMD	$145,000	$145,000	$482,290	10/1/1992
Little Manatee River	Stone/Nobles (SWFWMD)	A	$922,400	388.8	SWFWMD	$461,200	$534,645	$1,644,057	10/1/1992
Little Manatee River	Edward Carr	A	$1,600	25.0			$35,575	$35,757	5/17/1991
Little Manatee River	First Florida Bank, N.A.	A	$72,500	14.8			$88,980	$88,980	5/1/1991
Little Manatee River	William Lineberger	A	$785,000	118.5			$848,815	$848,815	12/28/1990
Little Manatee River	Eric and Joyce Nodland	A	$110,000	10.0			$33,480	$33,578	9/29/1994
Little Manatee River	RTC/301 Commonwealth Savings (State Park P-2000)	A	$217,655	228.0	PIA	$108,827	$1,241,135	$1,241,135	12/29/1994
Little Manatee River	Moorehead/Lightfoot Farms (State Park P-2000)	A	$573,877	144.3	PIA	$335,145	$76,944	$783,306	11/9/1995
Little Manatee River	Janes/Bonar Property	A	$87,000	9.0			$64,888	$64,888	10/11/2001
Little Manatee River	Sandra R. Council	A	$257,500	22.0			$109,786	$109,786	12/29/1995
Little Manatee River	Finn Caspersen 1995 Charitable Tr. (State Park P-2000)	A	$695,068	382.3	PIA	$347,534	$280,566	$1,187,500	10/4/1997
Little Manatee River	Mixon	A	$8,000	1.0	PIA	$4,000	$6,386	$8,000	2/25/1999
Little Manatee River	Carol Fagot Trust	A	$1,200,000	27.7			$220,977	$515,377	12/31/2007
Little Manatee River	RSSJM (McDonald)	A	$460,000	28.0			$510,873	$510,873	4/17/2008
Little Manatee River	REDUS	A	$925,000	40.0			$1,088,689	$1,088,686	2/18/2013
Little Manatee River	Weld	A	$1,000,000	25.3					6/4/2019
Little Manatee River	Zaiser	A	$480,000	56.0					10/30/2018
Little Manatee River	Garrett	A	$135,000	5.8					2/25/2021
Little Manatee River Corridor	Cardanell Farms (SWFWMD)	A	$2,578,700	803.4	SWFWMD	$1,260,000	$446,436	$2,836,990	4/8/1997
Little Manatee River Corridor	Rood/Hilton (SWFWMD)	A	$5,793,000	2,610.9	SWFWMD	$2,654,500	$1,131,106	$8,934,024	4/8/1997
Little Manatee River Corridor	IMC 184 (SWFWMD)	A	$368,340	184.0	SWFWMD	$184,000	$72,389	$460,552	8/23/1999
Little Manatee River Corridor	IMC Donation (SWFWMD)	A		588.0			$2,107,588	$2,107,588	10/29/1999
Little Manatee River Corridor	IMC 60 (SWFWMD)	A	$126,577	53.6	SWFWMD	$63,280	$94,263	$1,093,947	4/12/2001
Little Manatee River Corridor	Dent Ranch	A	$1,360,000	85.1			$430,152	$2,340,777	5/22/2007
Little Manatee River Corridor	6503, LLC	A	$3,099,342	418.8					3/15/2014
Little Manatee River Corridor	Abuzahara	A	$150,000	5.0					1/12/2021
Little Manatee River Corridor Addition	Bickett Holdings, LLC	A	$10,234,140	487.3			$541,151	$5,985,427	3/29/2023
Little Manatee River Corridor Addition	David Clabuesch, Trustee	A	$1,799,705	493.1			$178,107	$1,826,945	7/31/2012
Lower Green Swamp Preserve (fka Cone Ranch)	Hillsborough County/Public Utilities	A	$11,800,000	12,800.0			$0	$0	2/17/2010
Lower Green Swamp Preserve (fka Cone Ranch)	Davis\Carlisle	A	$80,000	1.5			$52,709	$53,709	12/15/2016
Lower Green Swamp Preserve (fka Cone Ranch)	Hampton	A	$10,000	0.1			$4,427	$4,427	12/14/2016
Lower Green Swamp Preserve (fka Cone Ranch)	Ray	A	$100,000	10.0					2/14/2018
Massie/Zack (McIntosh)	Violet Massey and Fern Leitner (City of Plant City)	B	$1,125,000	365.4	FCT	$562,500	$222,018	$2,311,822	7/26/2001
McKay Bay	Lykes Brothers, Inc.	B	$142,000	62.0			$443,871	$443,871	7/23/1998
McKay Bay Palm River Greenway	James H. and Rose Mary Turley (City of Tampa)	B	$350,255	2.6	GW&T	$315,000	$111,532	$118,822	2/14/1990
Morris Bridge Road	Gurrard, et al	A	$3,500,000	70.0	SWFWMD	$1,750,000	$163,248	$655,337	7/7/2004
New Tampa Flatwoods	Collins Center Trust Fund (City of Tampa)	B	$3,000,000	121.7	FCT	$1,200,000	$488,867	$488,867	7/23/1990
Oakridge	Melitta Canada, Inc. (SWFWMD)	A	$2,315,000	921.0	SWFWMD	$1,163,000	$262,960	$4,276,200	10/25/1993
Pam Callahan (FKA Peppermound Creek)	M.F.C., Inc./F.D.I.C.	B	$1,075,000	96.6			$1,836,331	$1,836,331	10/30/1995

Port Tampa Restoration	L.C. Chavers (City of Tampa)	A	$1,100,000	23.9			$102,800	$102,800	1/20/1999
Port Tampa Restoration	Atlantic Land and Improvement (City of Tampa)	A	$220,000	220.0					9/4/2003
Rhodine Scrub (FKA Rhodine Road)	Sylvan Properties, Inc.	A	$1,200,000	406.5			$2,107,588	$2,107,588	5/12/1997
Rhodine Scrub (FKA Rhodine Road)	Grady Sweat	A	$70,006	5.0			$12,000	$12,000	8/31/2000
Rivercrest Park Addition	William S. & Kathryn Reed	B	$744,500	5.1			$531,702	$531,702	6/29/1995
Riverhills Park Addition	Florida College (City of Temple Terrace)	C	$800,000	32.0	FCT	$400,000	$0	$1,422,000	8/8/2000
Riverhills Park Addition-Phase II	Lawrence Kessler, et al (City of Temple Terrace)	C	$742,500	5.4	FCT	$665,000	$877,028	$877,028	8/20/2000
Rocky Brushy Creeks-Manhattan Portion (aka Rocky Creek Trails)	Otero\Oliver	B	$1,300,000	10.0	FCT	$650,000	$22,500	$22,500	12/17/2004
Rocky Brushy Creeks-Manhattan Portion (aka Rocky Creek Trails)	Whitehurst	B	$710,000	6.0	FCT	$355,000	$275,400	$275,400	3/23/2005
Rocky Brushy Creeks-Manhattan Portion (aka Rocky Creek Trails)	Hockman	B	$1,000,000	5.7	FCT	$465,594			7/28/2020
Rocky Brushy Creeks-Manhattan Portion (aka Rocky Creek Trails)	Billingsley	B	$614,000	4.4	FCT	$359,406			9/16/2020
Rocky Creek Coastal Preserve (FKA Troydale Road)	C & S National Bank of Florida	A	$75,000	23.2			$46,528	$46,528	4/1/1992
Rocky Creek Coastal Preserve (FKA Troydale Road)	F.D.I.C.	A	$21,295	256.0			$299,020	$299,020	12/10/1999
Schultz Preserve (f.k.a.Port Redwing)	Barnett Bank of Highlands County (SWFWMD)	B	$750,000	119.9	SWFWMD	$375,000	$1,749,000	$1,749,000	12/31/1998
South MacDill	Montecello Industries, Inc.	B	$700,000	47.8	FCT	$923,675	$884,231	$884,231	9/24/1991
Sun City Herigate Park Addition	Nethers Trust	A	$30,000	0.3			$11,067	$11,067	7/15/2009
Sun City Herigate Park Addition	Sollie	A	$13,000	0.2			$3,200	$3,200	7/29/2011
Sun City Heritage Park Addition	Smithers	A	$18,000	0.4			$10,100	$10,100	4/9/2013
Sun City Heritage Park Addition	Hidewaway Partners	A	$60,000	1.2					2/21/2018
The Kitchen (FKA Bullfrog/Kitchen/Gibson)	Gibson Parcel	B	$90,000	26.7			$105,304	$105,304	8/6/1997
The Kitchen (FKA Bullfrog/Kitchen/Gibson)	Jim Davis/Lillian Moss	B	$264,900	357.2			$69,472	$69,472	3/29/2002
The Kitchen (FKA Bullfrog/Kitchen/Gibson)	Berton Thomas, et al.	B	$340,000	24.6			$429,815	$429,815	3/28/2012
The Kitchen (FKA Bullfrog/Kitchen/Gibson)	Houghton	B	$2,300	2.0			$11,502		12/18/2012
Tower Restoration	McDill Columbus Corporation (City of Tampa)~	B	$780,000		COT	$780,000			3/26/1998
Tower Restoration	McDill Columbus Corporation (City of Tampa)~	B	$2,070,000	12.8	FCT	$996,303	$1,760,537	$1,760,539	3/26/1998
Town 'N Country Pres. (fka Sheldon Rd Pistol Range)	City of Tampa	C	$2,187,978	150.0	FCT	$1,103,073	$5,759,442	$5,759,442	3/6/1992
Triple Creek	Carl and Jeannette Durrance	B	$290,557	46.1			$123,969	$123,969	3/26/1998
Triple Creek	Siu Lingan	B	$64,740	10.0			$20,400	$20,400	8/30/2000
Triple Creek	Charles Doyle Edwards	B	$2,254,200	744.0	FCT	$1,139,403	$1,254,108	$2,309,681	3/15/1996
Triple Creek	Transcend Development	B	$8,500,000	228.0	FCT	$4,250,000		$2,382,630	2/16/2006
Triple Creek	TC Venture 1, LLC	B	$885,639	109.4			$2,044,914	$887,500	9/18/2024
Upper Little Manatee River	Sarasota Co. Land & Title Co.	A	$735,160	357.0	SWFWMD	$367,580	$118,098	$1,136,270	5/6/1996
Upper Little Manatee River	Spanjers Property (SWFWMD)	A	$419,659	196.8	SWFWMD	$209,829	$27,733	$460,994	3/11/1996
Upper Little Manatee River	Fred Pippin & Assoc. (SWFWMD)	A	$85,000	9.8	SWFWMD	$42,500	$38,627	$38,627	8/6/1997
Upper Little Manatee River	Boris Stanley (SWFWMD)	A	$136,700	58.0	SWFWMD	$68,100	$104,560	$104,560	5/2/2003
Upper Little Mantatee River	Cecil Buzbee Farms, Inc.	A	$1,650,330	78.5			$1,011,966	$1,094,702	3/1/2023
Upper Little Manatee River	Cecil Buzbee\Bassinger	A	$104,500	43.0			$5,575	$105,000	2/5/1993
Upper Little Manatee River	Smith	A	$1,200	0.4			$1,400	$1,400	5/7/2006
Upper Little Manatee River	Saffold Estates, LLC		$1,251,744	49.6			$10,444	$1,252,500	8/20/2024
Upper Little Manatee River (FKA Saffold Site)	Helen M. Saffold Estate (SWFWMD)	A	$679,360	308.8	SWFWMD	$339,680	$122,884	$925,815	5/9/1997
Upper Little Manatee River (FKA Saffold Site)	A. E. Staley Corp. (SWFWMD)	A	$24,569	39.0	SWFWMD	$12,235	$140,784	$143,136	5/1/1997
Upper Little Manatee River (FKA Saffold Site)	State of Florida Department of Corrections (SWFWMD)	A	$800,000	367.0	SWFWMD	$400,000	$951,397	$951,397	10/12/1995
Violet Cury Nature Preserve (FKA Flynn Lake Nature Park)	Bruce & Elaine Cury Repr. of Violet Cury Estate	B	$1,846,783	106.7	FCT	$923,391	$1,346,704	$1,346,704	7/30/1993
Wolf Branch	Frandorson Prop. - Corr Family & Cafik	B	$1,778,963	1079.5			$351,137	$2,248,502	8/1/1993
Wolf Branch	Catherine Church & Patricia Sellas	B	$9,460	47.3			$10,000	$5,283	2/18/1999

TOTAL ACQUIRED			$355,077,854	64,524.9		$91,179,071	$83,056,283	$316,111,348
Contract Pending	**Mattaniah (Alafia North Prong)**	B	$6,762,500	629.1				
	Tew Conservation Easement (Lower Green Swamp Preserve)		$4,900,000	935.5				

TOTAL ACQUIRED AND PENDING		**$366,740,354**	**66,089.5**		**$91,179,071**	**$83,056,283**	**$316,111,348**

NOTES:

> Purchase price and joint funding amounts do not include transactional costs.
> The ( ) under parcel name owner indicates properties titled with other agencies.
> Acquisition divided to show multi agency participation. See report for more detail.

JOINT FUNDING AGENCY:

CARL - Conservation and Recreation Lands
DEP - Department of Environmental Protection
FCT - Florida Communities Trust
FFWCC/HC - Florida Fish & Wildlife Conservation Commission/Hillsborough County
GW&T - Greenways & Trails
HAA - Hillsborough Aviation Authority
PIA - Parks Inholdings and Additions, State of Florida
SWFWMD - Southwest Florida Water Management District
COT - City of Tampa/funding aboved appraised value
PW-Public Works (Preservation Mitigation)
FDOT-Florida Department of Transportation (Preservation Mitigation)

APPENDIX E

AMENDMENTS TO SITE RANKING

AND ACQUISITION POLICY

ELAPP Nomination and Site Ranking Process (Revised 09/24/2018)

Site Nomination

The Jan K. Platt Environmental Lands Acquisition and Protection Program (ELAPP) has been highly successful in preserving over 62,000 acres of natural lands over the past thirty-one years. As our County continues to grow in population and development increases, it is necessary to develop a modern approach to preservation that focuses on preserving the most important ecological corridors and buffers. Ensuring that the existing preserved lands continue to function ecologically and increase their sustainability are critical to the success of the program that has been supported by County citizens through the approval of three different referendums.

During 2019, the program will have one last round of public nominations. As part of the review process, staff will also provide recommendations for any additions or changes to existing ELAPP sites. All changes will be presented to the ELAPP Site Selection Team as part of the 2019 annual report.

The final nomination process will start with the approval of the 2018 annual report by the BOCC in January 2019 and then extend for approximately 60 days (from January 2019 to March 31, 2019). Future nominations will be considered on a case-by-case basis and will require presentation to the ELAPP General Committee at the March meeting. As part of the presentation, County staff and\or the nominator will need to present information regarding how the proposed nomination will achieve the objectives of the ELAPP Strategic Plan, how well it could meet the ranking criteria of the program, and why it was not previously nominated to the program. The ELAPP General Committee may recommend, by majority vote, that the site(s) proceed for a full assessment by the Site Assessment Team. The Site Assessment Team will submit the Full Site Assessment report back to the ELAPP General Committee at the October meeting. The ELAPP General Committee will rank the site at the October meeting and recommend that it be added as "approved" as part of that year's annual report.

Ranking Criteria

With the exception of sites deemed "special," all existing "approved" sites within the ELAPP Strategic Plan, and any new sites, will be evaluated and scored on the following eight criteria. All criteria will be scored from one (1) to ten (10). The maximum score for any particular site is eighty (80). It is understood that all ranking criterion will take into consideration public interest and related comments.

1. Land containing native, relatively unaltered flora and fauna, including wetlands, uplands and transitional systems, representing a natural habitat unique to or scarce within the State of Florida or Hillsboro ugh County.

2. Land that provides or could provide, with or without restoration, habitat important to the support or protection of state or federally listed species.

3. Land containing intact xeric habitat or soils suitable for restoration of xeric habitat.

4. Land which plays a vital role in the enhancement and protection of water quality and quantity, including ground water resources, or which provides protection for fish and wildlife habitat, but which cannot be adequately protected through local, state, and federal regulatory programs.

5. Land that provides valuable access, urban/rural land links, protection zones, or additions to existing environmentally sensitive lands or which forms part of a natural greenway system which functions as a habitat corridor associated with such lands, and which is essential for protection and management of those environmentally sensitive lands.

6. Land that protects existing preservation lands and would provide a significant benefit to the long-term management and ecological function and ecological function of the preserved lands.

7. Ease of acquisition.

8. Cost, size, and manageability of site.

Site Ranking

Existing "approved" sites or portions of existing "approved" sites, as well as the 2019 nominations, will be re-ranked to align with the objectives of the strategic plan into the following Classifications (all sites in each Classification are treated equally regardless of score):

Special: Properties proposed for preservation that either have (a) an existing public use or (b) have a large enough size to provide an environmental landscape. Due to the significance of these properties to the citizens, staff will seek guidance/direction from the County Administrator's office regarding negotiations beyond appraised value.

Essential: The five* highest-ranked sites/parcels based on new ranking methodology. Due to the significance of these properties to the program, staff will seek guidance/direction from the County Administrator's office regarding negotiations beyond appraised value. On an annual basis, as space is available, the next highest-ranked site would move up. Sites would be listed based upon their score.

Important: The next ten* highest-ranked sites/parcels based on new ranking methodology. Negotiations will be limited to the highest appraised value. On an annual basis, as space is available, the next highest-ranked site would move up. Sites would be listed based upon their score.

Desirable: Other sites that are included in the program's strategic plan. These sites that can be considered if they can be acquired at or below average appraised value, have joint funding, or provide an additional public benefit. On an annual basis, as space is available, the next highest-ranked site would move up. Sites would be listed based upon their score.

~~**Acquired**~~ **Substantially Acquired:** Sites where ~~either: (1) the entire site has been preserved~~ ~~or (2)~~ the core parcel has been preserved and portions of the approved site are not preserved. Negotiations for parcels within a Substantially Acquired site that have not been preserved will be limited to the highest appraised value unless the parcel meets the following criteria:

1) at least three sides of the parcel have land preserved through ELAPP or preserved through another state agency,

2) staff has made a diligent effort to acquire within appraised value, and
3) staff can show that the parcel provides significant benefit to the management and ecological function of the adjoining preservation lands.

If the parcel meets this criterion, staff will seek guidance/direction from the County Administrator's office regarding negotiations beyond appraised value.

Agricultural Buffers: Same as prior classification with negotiations limited to the highest appraised value.

Provisional Suspended: Sites or parcels that are not actively being considered because (1) the owner has indicated that they do not want the property in the ELAPP Program, but would be eligible for negotiations at any time the owner authorizes being considered, or (2) essential or important sites where an offer has been presented but negotiations were not successful.

Sites/parcels in this classification will have their prior ranking designation reestablished if (1) owner has indicated that they are willing to be considered by ELAPP or the owners have indicated that they are willing to resume negotiations and have provided transaction terms that staff feels warrant further consideration, (2) there has been no substantive change in the property since it was ranked as a Provisional Suspended, and (3) there is space in their ranking classification.

Suspended: Sites that are no longer eligible for consideration in the program because they have been developed or otherwise altered, have been preserved through another program, or are owned by another governmental agency.

Re-Ranking: The ELAPP Site Selection Team will meet to review the ranking of all "approved" sites to determine if any site warrants re-ranking due to (1) available space in "Essential" or "Important" ranking. This will occur if either (1) requested by the BOCC as part of the process to issue additional bonds, or (2) Every five years if there is funding available for acquisitions.

NOTE: Any currently approved sites that are not included in the ELAPP strategic plan will no longer be eligible for preservation.

* These numbers will be reviewed periodically and, if necessary, adjusted by the General Committee.

Negotiations

The due diligence and appraisal process will remain the same other than the addition of the following:

No Use of Eminent Domain: The County will not use eminent domain to acquire properties for preservation through ELAPP.

(While the annual report states that ELAPP is a voluntary program and will not use eminent domain to acquire property for preservation, there is no formal policy that prohibits eminent domain.)

APPENDIX F

PARTIAL TEXT OF ELAPP AUDIT

BY COUNTY INTERNAL AUDITOR

Hillsborough County Florida

Board of County Commissioners
County Internal Auditor's Office

JAN K. PLATT ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM AND CONSERVATION & ENVIRONMENTAL LANDS MANAGEMENT ENVIRONMENTAL LANDS MANAGEMENT SECTION – PART 1

Report # 18-02
June 20, 2018

Hillsborough County Florida

TO: Board of County Commissioners

FROM: Peggy Caskey, County Internal Auditor

DATE: June 20, 2018

SUBJECT: Jan K. Platt Environmental Land Acquisition and Protection Program and Conservation & Environmental Lands Management - Environmental Lands Management Section – Part 1, Audit Report #18-02

The Audit Team performed an audit of the above referenced Jan K. Platt Environmental Lands Acquisition and Protection Program and Conservation & Environmental Lands Management - Environmental Lands Management Section. Response to the Audit Team's recommendations was received from the Director of the Conservation and Environmental Lands Management (CELM) Department. Management's response follows each audit comment and recommendation.

The purpose of this Report is to provide management independent, objective analysis, recommendations, counsel, and information concerning the activities reviewed. As such, this Report is not an appraisal or rating of management.

Although the Audit Team exercised due professional care in the performance of this audit, this should not be construed to mean that unreported noncompliance or irregularities do not exist. The deterrence of fraud and/or employee abuse is the responsibility of management. Audit procedures alone, even when carried out with professional care, do not guarantee that fraud or abuse will be detected.

I appreciate the cooperation and professional courtesies extended to the Audit Team. Conservation & Environmental Lands Management gave the Audit Team full, free, and unrestricted access to all applicable activities, records, property, and personnel necessary to accomplish the stated objective of this audit engagement. Personnel also provided necessary assistance for the Audit Team to effectively perform the audit in an efficient manner.

Sincerely,

Peggy Caskey, CIA, CISA, CFE
County Internal Auditor

CC: Dexter Barge, Assistant County Administrator
Christine Beck, County Attorney
Greg Horwedel, Deputy County Administrator
Mike Merrill, County Administrator
John (Forest) Turbiville, Director, Conservation and Environmental Lands Management

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EXECUTIVE SUMMARY

The Jan K. Platt Environmental Land Acquisition and Protection Program (ELAPP) life cycle has three main areas of activities: site acquisition, site restoration, and ongoing site maintenance. The Audit Team reviewed processes and controls in the site acquisition and ongoing site maintenance activities.

The site acquisition activities reviewed by the Audit Team were in compliance with applicable Jan K. Platt, ELAPP Administrative Procedures.

For all of the management plans reviewed, that required the State's approval, the approval was obtained. The Conservation & Environmental Lands Management - Environmental Lands Management Section (Section) had a required management plan on file for 100% of the sites tested. Of these plans on file, 62% were updated timely.

The ongoing site maintenance activity does not have a well-defined work order management system or record-keeping practices which can lead to a higher potential for errors and higher costs due to inefficiencies. The Board of County Commissioners (BOCC) has an inter-local agreement with the University of South Florida to assist management with enhancing record-keeping practices.

In part 2 of this project, it is anticipated that, the County Internal Auditor will oversee a contract with Barth Associates to assist the Section with establishing specific, measurable outcomes for conservation land acquisition, restoration, and maintenance.

OVERALL OPINION

Although certain controls and processes for the daily ongoing site maintenance activities are not yet well formalized, defined and documented, there appears to be an existence of some overall control awareness. The recommendations in this Report are designed to further strengthen and mature the control structure from an informal level to a repeatable level (from 1 to a 2 out of a possible 5).

The exit conference was held on April 10, 2018.

Other minor concerns not included in this Report were communicated to management and/or corrected during fieldwork.

AUDITED BY

Peggy Caskey, CIA, CISA, CFE, County Internal Auditor
Melinda Jenzarli, CIA, CISA, CFE, CPA, MBA, Lead Internal Auditor
Ricardo Cepin, CPA, CFE, former Senior Internal Auditor (participated on the Audit Team from May 1, 2017, to March 15, 2018)

Hillsborough County Florida

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TO: Board of County Commissioners

FROM: Peggy Caskey, County Internal Auditor

DATE: December 5, 2018

SUBJECT: Supplement to Audit Report #IA-18-06 – Jan K. Platt Environmental Lands Protection Program (ELAP Program) Cost Estimates

Dear Board Members,

I was asked to assist management with identifying the resources necessary to keep the ELAP Program running. To accomplish this goal, the County Internal Auditor's Office performed a two-part project:

- Part 1 – was performed by the County Internal Auditor's Audit Team, Report #IA-18-02, issued on June 20, 2018; and
- Part 2 – was performed by Barth Associates/project managed by the County Internal Auditor, Report #IA-18-06, issued on December 5, 2018.

In Part 1, the Audit Team reviewed processes and controls for the site acquisition and ongoing site maintenance activities. Due to a lack of sufficient data and record-keeping controls, the Audit Team was unable to determine the resources necessary to maintain the ELAP Program. To identify the resources necessary to maintain the ELAP Program, The County Internal Auditor contracted with Barth Associates to assist management with establishing specific, measurable outcomes for conservation land acquisition, restoration, and ongoing maintenance activities. It is anticipated that these tools will take time to develop but once established, they will provide sufficient maintenance resource activity records and corresponding financial data.

Pulling together analysis and estimates provided by Barth Associates and Conservation & Environmental Lands Management Department's data in the 2017 Master Plan, if the County maintains the ELAP Program at the current inventory level of 63,367 acres, the estimated capital restoration and management costs will be approximately $27.7 million; with annual reoccurring maintenance costs of approximately $3.1 million. If the County increases the inventory to 92,367 acres (estimated acquisition costs of $319 million for the additional 29,000 priority acres), the estimated capital restoration and management costs will increase to approximately $40.4 million; with annual reoccurring maintenance costs of approximately $4.5 million. See page 2 for details.

ELAP PROGRAM COST ESTIMATE

Prepared by the County Internal Auditor's Office | **Supplement to Audit Report #18-06**

There are three key financial elements to consider when determining the resources necessary to keep the ELAP Program running: acquisition, restoration, and ongoing maintenance activities.

Acquisition Costs

Per the 2017 Master Plan, page 44, the County can anticipate paying on average between $10,000 and $12,000 per acquired acre. Per the Performance Metrics Analysis, page 15, in Report #18-06, "The expectation is that the remaining $141 million of ELAP Program funds ($15 million is currently available; an additional $126 million is approved through the 2008 ELAP Program referendum, but not yet budgeted by the BOCC) will fund the purchase of approximately 14,000 of these 29,000 acres." (Through fee simple acquisition and conservation easements.) To acquire all 29,000 acres, the estimated cost will be $319 million.

(2017) Current Acreage	Additional Priority Acreage (~ 29,000 Acres)		Cost Measure - Estimated Average Cost Per Acre	(2017) Current Acreage Cost Estimates	Additional 14,000 Priority Acreage Cost Estimates	Additional 15,000 Priority Acreage Cost Estimates	Estimated Cost For These 29,000 Acres
63,367	14,000	15,000	$11,000	These acres have already been purchased.	$154,000,000	$165,000,000	$319,000,000

Capital Restoration and Management Costs

Per the 2017 Master Plan, page 126, the County can anticipate paying between $19,097,453 and $36,295,013 for preserve funding and staffing needs. This averages to $437 per acre (includes habitat restoration, exotic plant removal, and facility improvements). If the County increases the inventory to 92,367 acres, the estimated capital restoration and management costs will increase to approximately $40.4 million.

(2017) Current Acreage	Additional Priority Acreage (~ 29,000 Acres)		Cost Measure - Estimated Average Cost Per Acre	(2017) Current Acreage Cost Estimates	Additional 14,000 Priority Acreage Cost Estimates	Additional 15,000 Priority Acreage Cost Estimates	Estimated Cost For These 92,367 Acres
63,367	14,000	15,000	$437	$27,691,379	$6,118,000	$6,555,000	$40,364,379

Annual Recurring Maintenance Costs

Per the 2017 Master Plan, page 128, the County can anticipate paying approximately $48.82 per acre for annual reoccurring maintenance (includes equipment, supplies and personnel costs). If the County increases the inventory to 92,367 acres, the estimated annual reoccurring maintenance costs will increase to approximately $4.5 million.

(2017) Current Acreage	Additional Priority Acreage (~ 29,000 Acres)		Cost Measure - Estimated Average Cost Per Acre	(2017) Current Acreage Cost Estimates	Additional 14,000 Priority Acreage Cost Estimates	Additional 15,000 Priority Acreage Cost Estimates	Estimated Cost For These 92,367 Acres
63,367	14,000	15,000	$48.82	$3,093,577	$683,480	$732,300	$4,509,357

Hillsborough County Florida

Hillsborough County Board of County Commissioners

Jan K. Platt Environmental Lands Acquisition and Protection Program (ELAP Program) Performance Metrics Analysis



December 5, 2018

Barth Associates
PUBLIC REALM PLANNING, DESIGN, AND FACILITATION

EXUM ASSOCIATES, INC.

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EXECUTIVE SUMMARY

Approximately 63,400 of Hillsborough County's +/- 80,000 acres of conservation and environmental lands are considered "preserves." These lands were acquired through the Jan K. Platt Environmental Lands Acquisition and Protection (ELAP) Program for natural resource protection because of their unique natural features, ability to buffer river and stream floodplains, the presence of rare species, location in a wildlife corridor, and/or other similar selection criteria.

Hillsborough County contracted with Barth Associates to conduct this Performance Metrics Analysis to establish measurable outcomes for conservation land acquisition, restoration and maintenance; and to define metrics to track performance towards the desired outcomes. This study also aspires to answer three questions:

1) What streamlined metrics can be used to measure the performance of Hillsborough County's ELAP Program, including measurable outcomes for desired future conditions, indicators of success, and monitoring protocols for each site?
2) Will the future ELAP Program established by Hillsborough County, including the acquisition of approximately 14,000 additional acres proposed with the remaining $141 million funds in the ELAP Program, provide a resilient, sustainable resource that can be effectively managed in perpetuity?
3) How does Hillsborough County's ELAP Program compare with other Florida counties' acquisition programs, including consideration of the percentage of "developable lands," i.e. those natural areas not protected by other State or Federal conservation agencies, and/or environmental regulations?

Streamlined Performance Metrics

In response to the first question, the Planning Team, comprised of Drs. Barth and Exum, external subject experts; and Hillsborough County Conservation and Environmental Lands Management (CELM) Department staff including Turbiville, Dickerson, Wilson and Bradshaw, created new performance metrics including desired future conditions, indicators of success, and monitoring protocols. The metrics are based on legislative and regulatory mandates for ELAP Program lands including State grants, Hillsborough County ordinances, and Conservation and Environmental Lands Management (CELM) Department Strategic Plan objectives and performance measures. These mandates are all consistent regarding the purpose for acquiring environmental lands, and Hillsborough County's responsibilities for resource management, recreation access, and stewardship.

- *Desired Future Conditions* describe the desired objectives and outcomes from acquisition, restoration, and management activities, based on the legislative and regulatory mandates. Desired future conditions reflect the expected condition of the preserves when conservation objectives are met.
- *Indicators of Success* are measurable outcomes that can be used to measure progress towards the desired future conditions. Indicators of success can be used to measure progress for individual preserves, and/or the entire ELAP Program. Well-defined indicators of success provide the ability to compare current conditions with those that are desired, and to intensify or adjust efforts to achieve the objectives.
- *Monitoring Protocols* are the activities required to assess how well each preserve is accomplishing the desired future conditions and indicators of success, leading to corrective actions as needed.

The desired future conditions and indicators of success were integrated into a template for annual work plans for each of the ELAP Program sites. The performance results from each preserve work plan can be aggregated each year to create an annual ELAP Program-wide "dashboard" that measures annual performance and progress towards desired outcomes and can be used to direct needed adjustments for the following year. For example, accomplishment of the desired system-wide, annual prescribed fire performance objectives will require an increase from 3,700 acres to 9,142 acres burned each year in order to meet public safety and ecological objectives for all ELAP Program lands.

Sustainability of the Future ELAP Program Protection Scenario

The future ELAP Program protection scenario as shown on the ELAP Program Priority Acquisition map (Figure 5), including the acquisition of an additional 14,000+/- acres of environmental lands, has the potential to provide a resilient, sustainable resource that can be effectively managed in perpetuity. However, acquisition alone will not be sufficient to ensure sustainability. While it was determined that fee simple land acquisition remains the most effective means of protecting Hillsborough County's environmental lands, the County should take other actions as well. To ensure that ELAP Program lands will be sustainable and resilient in the future, recommendations include:

- Instill a sense of urgency to utilize additional County funding for land acquisition as approved by voters in the 2008 ELAP Program Referendum, including fee simple acquisition and conservation easements (14.9% of the ELAP Program lands initially approved for acquisition have already been developed);
- Continue the emphasis on obtaining external funding from State and Federal natural resource partners to supplement Hillsborough County's land acquisition efforts;
- Focus on connecting existing ELAP Program preserves to maintain landscape integrity, prevent habitat fragmentation, and ensure long-term manageability and health of natural ecosystems;
- Adopt the proposed desired future conditions, indicators of success, monitoring protocol and ELAP Program dashboard to ensure management actions will be effective in continuing to sustain Hillsborough County's natural resources;
- Implement annual work plans for all ELAP Program preserves to direct day-to-day management activities needed to accomplish desired future conditions, including management actions, annual budgets, and staff allocation;
- Utilize indicators of success to measure progress towards desired future conditions. In particular, adhere to the prescribed fire return intervals and invasive exotic plant reduction goals outlined in Appendix 2, and enhance funding accordingly to meet these objectives;
- Continue funding and staffing for the Conservation & Environmental Lands Management Department to implement the management actions defined in approved management plans, particularly ecological burning and exotic species control;
- Implement and enforce Hillsborough County's policies and regulations that supplement the efforts of the ELAP Program;
- Resist proposed modifications to the Comprehensive Plan or future land use changes that would compromise the integrity and connectivity of the ELAP Program lands;
- Work with municipalities and adjacent counties on a consistent approach to regional comprehensive plan and future land use objectives compatible with the ELAP Program; and

- Prioritize future acquisitions based on a comprehensive strategy for evaluating the resources to be protected, including a vulnerability assessment based on various futuristic assumptions.

Comparison against other county Environmental Lands Protection Programs

Hillsborough County has had remarkable success with acquisition of natural lands using funding established by voter-approved referenda, leveraged with external funding. Hillsborough County is, by far, the most successful county in terms of the acreage acquired compared with other local government acquisition programs, particularly those of the 10 most populous counties in Florida.

However, unlike many other counties in Florida, Hillsborough County's conservation efforts have not been supplemented by expansive land acquisition by Federal and/or State government resources. Therefore, Hillsborough County's preserves are particularly vulnerable to incompatible land uses, fragmentation and development. Since there are no expectations that the State or Federal government will purchase lands at a rate any different than what has transpired in the last three decades, Hillsborough County should assume that the sustainability and resilience of its ELAP Program lands will be achieved primarily through the County taking the lead on acquisition efforts. Any joint participation by other government agencies will occur on a case-by-case basis and be dependent upon available and, oftentimes, limited acquisition funding.

Resources Necessary to Sustain the ELAP Program

The March 2017 *Conservation and Environmental Lands Management Department Master Plan* assesses the resources necessary to operate the ELAP Program. Specifically, Chapter 5 of the Master Plan, the *Operational Needs Assessment*, includes challenges and recommendations for organizational structure, budget, fees and charges, maintenance, programs and services, site security, and technology. The performance metrics and tools developed in this *Performance Metrics Analysis* report – including the desired future conditions, indicators of success, monitoring protocols, annual work plans, and an annual dashboard – will provide the basis for an ongoing assessment of operational needs to meet the goals of the ELAP Program. Based on the process identified in this report, Conservation and Environmental Lands Management Department senior staff will assess the gap between existing conditions and desired future conditions for each preserve, and, using the annual work plan, determine staff and resources needed to meet short- and long-term objectives.



APPENDIX “G”

ELAPP ORDINANCES

ELAPP ORDINANCES

FOR

FIRST REFERENDUM

Draft 1a
AGB/WPB
1/6/87

ORDINANCE NO. 87 - 1

Adopted 1/7/87

AN ORDINANCE RELATED TO TAXES FOR ENVIRONMENTALLY SENSITIVE LANDS, BEACHES AND BEACH ACCESS, PARKS AND RECREATIONAL LANDS; DETERMINING TO LEVY, SUBJECT TO THE REFERENDUM HEREIN AUTHORIZED, HILLSBOROUGH COUNTY AD VALOREM TAXES NOT TO EXCEED 1/4 MILL FOR A PERIOD NOT TO EXCEED FOUR YEARS; PROVIDING FOR THE EXPENDITURE OF SAID AD VALOREM TAX REVENUES; PROVIDING FOR THE PLEDGE OF SAID REVENUES; PROVIDING FOR THE HOLDING OF A TAX REFERENDUM AND BALLOT QUESTION TO AUTHORIZE SAID LEVY ON MARCH 3, 1987; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is in the public interest to save those environmentally sensitive lands, beaches and beach access, parks and recreational lands located in Hillsborough County which are presently endangered; and

WHEREAS, the Board of County Commissioners of Hillsborough County has determined it to be in the best interest of the citizens of the County to develop a local program to save its environmentally sensitive lands, beaches and beach access, parks and recreational lands through local acquisitions or acquisitions in conjunction with State programs; and

WHEREAS, additional funds are necessary to acquire land within Hillsborough County for the above-referenced purposes; and

WHEREAS, it is the intent of the Hillsborough County Board of County Commissioners to implement and impose by this Ordinance, if approved by a majority vote of the qualified electors of the County voting in a March 3, 1987 referendum, the levy of an additional ad valorem tax not to exceed .25 mill (1/4 mill) for a period not to exceed four years.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

SECTION 1. Levy

Subject to the approval of a majority of those qualified electors of Hillsborough County voting in the referendum hereinafter provided for, there is hereby levied and imposed an ad valorem tax, not to exceed .25 mill (1/4 mill), for the purpose of acquiring, preserving and protecting endangered and environmentally sensitive lands, beaches and beach access, parks and recreational lands. All territory within the incorporated and unincorporated areas of Hillsborough County, Florida, shall be embraced by the provisions of this Ordinance. The lands which are acquired under this Ordinance shall be held and maintained by the County in perpetuity for the people of Hillsborough County.

SECTION 2. Expenditures

The proceeds of the tax authorized in Section 1 of this Ordinance, as well as any interest or penalties thereon, shall be expended only to provide revenues for acquisition, preservation and protection of endangered and environmentally sensitive lands, beaches and beach access, parks and recreational lands as set forth in Section 1 of this Ordinance.

SECTION 3. Pledge

All of the proceeds derived by the tax hereby levied and imposed may, to the extent permitted by law, be pledged by the Board of County Commissioners to secure and liquidate bonds issued by the County for the purposes set forth in this Ordinance.

SECTION 4. Referendum

(a) The proposed Hillsborough County levy of ad valorem taxes shall be presented to the Hillsborough County electorate by placing the question of whether a .25 mill (1/4 mill) annual levy shall be authorized for a period not to exceed four(4) years at a referendum election held in conjunction with the March 3, 1987 City of Tampa municipal election.

AD VALOREM TAX TO FINANCE ACQUISITION, PRESERVATION AND PROTECTION OF ENDANGERED AND ENVIRONMENTALLY SENSITIVE LANDS.

Shall the Hillsborough County, Florida, Board of County Commissioners be authorized to levy up to .25 mill (1/4 mill) ad valorem tax annually, for a period not to exceed four (4) years, pursuant to Hillsborough County Ordinance No. 87-_____?

These funds are to be expended only for the purpose of acquiring, preserving and protecting endangered and environmentally sensitive lands, beaches and beach access, parks, and recreational lands.

YES_____ (For Approval)

NO_____ (For Rejection)

SECTION 5. Authorization

The Board of County Commissioners, officers, agents and employees of the County are hereby authorized and directed to do all acts and things which may be required of them in order to carry out the provisions of this ordinance.

SECTION 6. Severability.

It is declared to be the intent of the Board of County Commissioners of Hillsborough County, Florida, that if any section, subsection, sentence, clause or provision of this ordinance be held invalid, it shall in no way affect the validity of the remaining portions of this ordinance.

SECTION 7. Effective Date

(a) The levy of ad valorem tax proposed by this Ordinance shall become effective when and only if approved by a "yes" vote by a majority of those voting on the question posed at the March 3, 1987 referendum. If a majority of those voting do not vote "yes" to the question posed, the proposed levy shall not be authorized and shall be of no force and effect.

(b) This Ordinance shall be effective upon receipt of official acknowledgement that it has been duly filed, but shall be of no further effect if the proposed levy is not approved by a majority of those voting at the March 3, 1987 referendum.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, RICHARD AKE, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board at its regular meeting of January 7, 1987, as the same appears of record in Minute Book 128 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 9th day of January, 1987.

RICHARD AKE, CLERK

BY: Deputy Clerk

e11335wn

ASSISTED BY COUNTY ATTORNEY

Approved As To Form And Legal Sufficiency.

ORDINANCE NO. 91-2

AN ORDINANCE AMENDING HILLSBOROUGH COUNTY ORDINANCE NUMBER 87-1, TO PROVIDE FOR THE ABILITY OF THE COUNTY TO CONVEY PROPERTY TO OTHER PUBLIC AGENCIES; PROVIDING FOR APPLICATION TO ALL PROPERTY ACQUIRED TO DATE OR TO BE ACQUIRED BY FUNDING PROVIDED BY ORDINANCE 87-1; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida, duly enacted Hillsborough County Ordinance 87-1 on January 7, 1987; that the Ordinance was approved by the voters by a referendum held on March 3, 1987; that the referendum was advisory and not required by Florida Law; and

WHEREAS, Ordinance 87-1 was enacted to provide funding for a local program to save its environmentally sensitive lands, beach and beach access, parks and recreational lands through local acquisitions or acquisitions in conjunction with state programs; and

WHEREAS, all lands acquired under Ordinance 87-1 are required to be held and maintained by the County in perpetuity for the people of Hillsborough County to assure that the property is not sold to a private entity for development at some future date; and

WHEREAS, state efforts such as the Conservation and Recreational Lands (CARL) Program, the Save Our Rivers Program, and the additional funding available through Preservation 2000 have been established with similar objectives as the County's preservation effort; that in order to participate with these programs it is necessary to convey the property to a public agency; that the state programs are not willing to hold title jointly; that "bargain purchases" by the state require conveyance; and

WHEREAS, the voters of Hillsborough County overwhelmingly approved the referendum referenced in Hillsborough County Ordinance number 90-19 for the continuation of the program through the issuance of up to $100 million in bonds; and

WHEREAS, Ordinance 90-19 provides for the requirements for the conveyance of lands to public agencies; and

WHEREAS, in an effort to carry out the determination set forth in Ordinance 87-1 that the County acquire properties in

conjunction with state programs, the Board of County Commissioners of Hillsborough County, Florida finds that it is in the best interest of the citizens of Hillsborough County to amend Ordinance 87-1 to correspond with the requirements of conveyance as stated in Ordinance 90-19.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 6th DAY OF February, 1991:

SECTION 1. Section 1 of Hillsborough County Ordinance No. 87-1 is amended to read:

Subject to the approval of a majority of those qualified electors of Hillsborough County voting in the referendum hereinafter provided for, there is hereby levied and imposed an ad valorem tax, not to exceed .25 mill (1/4 mill), for the purpose of acquiring, preserving and protecting endangered and environmentally sensitive lands, beaches and beach access, parks and recreational lands. All territory within the incorporated and unincorporated areas of Hillsborough County shall be embraced by the provisions of this Ordinance. Any property acquired pursuant to this Ordinance may be conveyed, in whole or part, to other public agencies for preservation or recreation purposes, provided that:

(a) Such conveyance is done pursuant to a written agreement between the County and the public agency which will provide that any use of the property by such agency or any other subsequent public agency owner must be consistent with preserving, protecting, managing or restoring the property, subject to the County having the right of first refusal if such other public agency proposes to dispose of such property.

(b) Any proceeds received by the County from such conveyance shall be expended only to provide revenues for acquisition, preservation and protection of endangered and environmentally sensitive lands, beaches and beach access, and parks and recreation lands.

(c) Any property acquired pursuant to this

Ordinance which is not conveyed to another public agency shall be held by Hillsborough County for the purposes specified in Section 1(b) of this amendment.

SECTION 2. This amendment shall apply to all property acquired to date or to be acquired by funding provided by Ordinance 87-1.

SECTION 3. This Ordinance shall become effective upon approval.

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I, RICHARD L. AKE, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true copy of the Ordinance adopted by the Board in its regular meeting of February 6, 1991 as the same appears of record in Minute Book 177 of the Public Records of Hillsborough County, Florida.

Witness my hand and official seal this 11th day of February, 1991.

RICHARD L. AKE
CLERK OF THE CIRCUIT COURT

BY: Judith M. Nichols
Deputy Clerk

APPROVED BY COUNTY ATTORNEY
BY
Approved As To Form And
Legal Sufficiency.

FINAL
7/14/93
VAM/jk

ORDINANCE NO. 93-15

AN ORDINANCE AMENDING HILLSBOROUGH COUNTY ORDINANCE NO. 87-1, AS AMENDED BY ORDINANCE 91-2, WHICH PROVIDED FOR TAXES FOR ENVIRONMENTALLY SENSITIVE LANDS, BEACHES AND BEACH ACCESS, PARKS AND RECREATIONAL LANDS, SUBJECT TO REFERENDUM THEREIN AUTHORIZED; PROVIDING FOR THE ABILITY TO CONVEY PROPERTY RIGHTS THAT WILL NOT IMPACT THE PRESERVATION OF THE PROPERTY, THE ABILITY TO CONVEY PROPERTY ASSOCIATED WITH SETTLEMENT OF ACTUAL OR POTENTIAL EMINENT DOMAIN PROCEEDINGS, AFFIRMING THE PUBLIC PURPOSE OF THE PROPERTIES ACQUIRED THROUGH FUNDING FROM THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida duly enacted Hillsborough County Ordinance 87-1 on January 7, 1987 (the "Ordinance"); and,

WHEREAS, the Ordinance, as amended, provided for a referendum on the question of whether Hillsborough County should provide funding for the purpose of acquiring, preserving, protecting, managing and restoring environmentally sensitive lands, beaches and beach access, and parks and recreational lands (the "Property"); and,

WHEREAS, the Ordinance was overwhelmingly approved by the voters on March 3, 1987; and,

WHEREAS, the Ordinance, as amended, requires that all Property acquired under the Ordinance remain in County ownership, for the purposes identified in the Ordinance, unless conveyed to another governmental entity for preservation purposes; and,

WHEREAS, the number of Properties identified in the Environmental Lands Acquisition and Protection Program ("ELAPP")

exceeds current funding; and,

WHEREAS, there are property rights associated with the acquisition of certain Property which do not need to be retained by the County to accomplish the preservation of the Property; and,

WHEREAS, the future sale of these property rights could provide additional funding for ELAPP's acquisition and management; and,

WHEREAS, portions of the Properties acquired through the Ordinance may be needed by other public or quasi-public entities, including utility companies, which have the power of eminent domain to accomplish their service to the public ("Public Entity"); and,

WHEREAS, in order to more effectively serve the needs of the public, the County needs to have the ability to negotiate and accept a settlement of actual or potential eminent domain litigation from a Public Entity provided that the intent of the Ordinance is preserved; and,

WHEREAS, funds are expended in accordance with the Ordinance in order to preserve Property for the benefit of the general public and the protection of these lands is in the best interest of the citizens of Hillsborough County; and,

WHEREAS, in order to help assure that these Properties are preserved, the Board of County Commissioners wishes to affirm, through this Ordinance, that these Properties have a highest public purpose; and,

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida finds that it is in the best interest of the citizens of Hillsborough County to amend the Ordinance to permit the sale of property rights not essential to the preservation of

the Property acquired through ELAPP, have the ability to settle actual or potential eminent domain litigation with a Public Entity having the power of eminent domain provided that the intent of the Ordinance is preserved, and affirm that the preservation of these Properties is a highest public purpose.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 14TH DAY OF JULY, 1993:

SECTION 1: The following sections are hereby added to Hillsborough County Ordinance 87-1:

SECTION 8. SALE OF PROPERTY RIGHTS

Any Property Rights, as defined herein, that are associated with land acquired for preservation through this Ordinance that are not necessary for the preservation of the Property may be sold provided that:

a. Staff has advised that it is not necessary for the County to retain the Property Rights in order to preserve the Property.

b. A legally permissible procedure to transfer the Property Rights from the Property acquired for preservation is followed.

c. The Board of County Commissioners authorizes the sale, transfer, or exchange of the Property Rights by one of the following methods:

(1) If the Property Rights are identified prior to the County acquiring title to the Property, and are specifically identified in materials presented to the Board of County Commissioners, said Property

Rights may be sold, exchanged, or transferred to a private party or public agency at the time the Property is acquired, provided that this designation is approved by the Board of County Commissioners as part of the approval of the purchase of the Property. The County may reserve, restrict and/or condition the use of the Property Rights.

(2) If the Property Rights are identified after the Property is acquired by the County or if the Property Rights become legally transferable after the Property has been acquired, the Board of County Commissioners shall hold a public hearing to identify and consider the transfer, sale, or exchange of the Property Rights to a private party or public agency. The County may reserve, restrict and/or condition the use of the Property Rights.

d. Any proceeds received from the transfer, sale, or exchange of Property Rights shall only be used for the purposes specified in Section 2 of this Ordinance, or to retire bonds issued pursuant to this Ordinance as directed by the Board at the time the transfer, sale, or exchange is approved.

For the purposes of this section the term "Property Rights" shall include, but is not limited to, density credits, water use permits, or similar water related permits or approvals, and capacity fees associated with water, wastewater, or other utility service prepaid fees.

SECTION 9. SETTLEMENT OF ACTUAL OR POTENTIAL EMINENT DOMAIN LITIGATION WITH A PUBLIC AGENCY OR QUASI-PUBLIC ENTITY

The Board of County Commissioners is authorized to negotiate and accept the settlement of actual or potential eminent domain litigation from the Public Entity that has been granted the power of eminent domain to accomplish a project or service for the public and transfer the requested property interest provided that:

(1) The Public Entity provides evidence that the use of the requested property interest is essential to the project or service and the Public Entity can show that there is no feasible alternative to utilize other property.

(2) The Public Entity will sufficiently address concerns of the Board of County Commissioners and incorporate, to the Board of County Commissioners' satisfaction, into the design, engineering, and construction for its project or service, the preservation and management of natural habitats in a manner that minimizes the impact that the project or service may have on the Property and will address any other environmental issues as required by the County.

(3) Any proceeds received from the conveyance of the fee simple or other interest in the Property as part of the settlement of actual or potential eminent domain litigation shall only be used for the purposes specified in Section 2 of this

Ordinance, or to retire bonds issued pursuant to this Ordinance as directed by the Board of County Commissioners at the time the conveyance is approved.

SECTION 10. AFFIRMATION OF PUBLIC PURPOSE

The voters of Hillsborough County have approved by referendum the assessment described in this Ordinance to provide funding for the acquisition and management of environmentally sensitive lands. The expenditure of these funds is for the purpose of achieving preservation of lands for the benefit of the public. In recognition of the benefits to the public of preserving these lands, the Board of County Commissioners of Hillsborough County hereby affirms that the acquisition of property for preservation through ELAPP as funded by this Ordinance is a highest public purpose for those properties and that the Board of County Commissioners is responsible for assuring that the properties acquired for preservation will be protected.

SECTION 2: This amendment shall apply to all Property acquired by funding provided by Ordinance 87-1, as amended.

SECTION 3: If any section, sentence, clause, part or provision of this ordinance amendment is held to be invalid by a court of competent jurisdiction, the remainder of this ordinance amendment shall not be affected thereby, but shall remain in full force and effect.

SECTION 4: This Ordinance shall become effective upon receipt of official acknowledgement from the Department of State that said Ordinance has been filed.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, RICHARD AKE, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true copy of an Ordinance adopted by the Board in its regular meeting of July 14, 1993 as the same appears of record in Minute Book 206 of the Public Records of Hillsborough County, Florida.

Witness my hand and official seal this 16th day of July, 1993.

RICHARD AKE
CLERK OF CIRCUIT COURT

By: Judith M. Nichols
Deputy Clerk

APPROVED BY COUNTY ATTORNEY
BY _____
Approved As To Form And
Legal Sufficiency.

ELAPP ORDINANCES

FOR

SECOND REFERENDUM

ORDINANCE NO. 90-19

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $100 MILLION DOLLARS, FOR THE PURPOSE OF ACQUIRING, PRESERVING, PROTECTING, MANAGING AND RESTORING ENVIRONMENTALLY SENSITIVE LANDS, BEACHES AND BEACH ACCESS, PARKS AND RECREATIONAL LANDS, SUBJECT TO APPROVAL AT THE REFERENDUM HEREIN AUTHORIZED; PROVIDING FOR THE LEVY OF AD VALOREM TAXES NOT TO EXCEED A QUARTER OF A MILL IN ANY ONE YEAR FOR A PERIOD NOT TO EXCEED 20 YEARS FROM THE FIRST LEVY TO RETIRE ANY SUCH BONDS ISSUED; PROVIDING FOR THE EXPENDITURE OF THE PROCEEDS FROM THE SALE OF SUCH BONDS; PROVIDING FOR THE CONVEYANCE OF ANY LANDS ACQUIRED TO OTHER PUBLIC AGENCIES UNDER CERTAIN SPECIFIED CONDITIONS; PROVIDING FOR THE HOLDING OF A REFERENDUM ON SEPTEMBER 4, 1990, AND A BALLOT QUESTION TO BE SUBMITTED TO THE ELECTORATE TO AUTHORIZE THE ISSUANCE OF SUCH BONDS AND A TAX LEVY NOT TO EXCEED A QUARTER OF A MILL IN ANY ONE YEAR TO RETIRE SUCH BONDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Hillsborough County Ordinance No. 87-1 provided for the levy of an ad valorem tax not to exceed .25 mill for a period not to exceed four years for the purpose of acquiring environmentally sensitive lands within Hillsborough County, and said ordinance was approved at a referendum by a majority vote of the electorate; and

WHEREAS, the Board of County Commissioners has determined that it would be in the best interest of the citizens of the County to continue a program for the preservation of such environmentally sensitive lands, beaches and beach access, and parks and recreational lands through local acquisitions, or acquisitions in connection with State programs through other public agencies; and

WHEREAS, in order to continue such a program it is necessary to provide a source of funds sufficient to make such acquisitions, and to provide for site management and restoration of lands acquired, and

WHEREAS, since the number of tracts of land which are worthy of preservation and their anticipated costs are in excess of any

other available funding source, it is necessary that such funds be made available through the issuance of bonds for such purposes; and

WHEREAS, it is the intent of the Hillsborough County Board of County Commissioners to issue, if approved by a majority vote of the qualified electors of the County voting in a September 4, 1990 referendum, general obligation bonds in an aggregate principal amount not to exceed $100 Million Dollars that would be retired by the levy of ad valorem taxes not to exceed .25 mill in any one year for a period not to exceed 20 years from the first levy, to designate a portion of such funding for site restoration and management, and to permit the conveyance of such lands acquired to other public agencies for the purpose of preservation, provided that the proceeds from any such conveyance be used only to acquire additional land or to retire bonds.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

SECTION 1. Authorization of Bonds.

Subject to the approval of a majority of those qualified electors of Hillsborough County voting in the referendum hereinafter provided for, general obligation bonds of Hillsborough County are authorized to be issued in one or more series in an aggregate principal amount not to exceed One Hundred Million Dollars ($100,000,000) to acquire, preserve, protect, manage and restore environmentally sensitive lands, beaches and beach access, and parks and recreational lands.

SECTION 2. Authorization of Millage.

Such general obligation bonds shall be payable from ad valorem taxes levied on all taxable property in Hillsborough County at a rate not exceeding .25 mill in any one year for a period not to exceed 20 years from the first levy. Such bonds shall bear interest at such rate or rates not exceeding the maximum rate permitted by law at the time of the sale of the bonds, the actual rate to be determined upon the sale of the bonds to

the bidder whose bid produces the lowest net interest cost to the County.

SECTION 3. Expenditure of Bond Proceeds.

The proceeds received from the sale of such general obligation bonds shall be expended to acquire, preserve, protect, manage and restore environmentally sensitive lands, beaches and beach access, and parks and recreational lands. Expenditures for site management shall not exceed two percent (2%) of the bond proceeds or additional funding received from other public agencies. "Site management" includes site security, exotic plant control, maintenance of natural systems, and any activities incidental to such purposes. Expenditures for site restoration shall not exceed three percent (3%) of the purchase price of such site, and shall not be transferable to another site. Any funds designated for restoration but not expended shall be used for acquisition of additional lands or to retire bonds. Properties purchased through this ordinance may be used for recreational purposes provided that such uses will not disturb or degrade the environmental quality of the site.

SECTION 4. Conveyances of Lands Acquired to Other Public Agencies.

Any property acquired pursuant to this ordinance may be conveyed, in whole or in part, to other public agencies for preservation or recreation purposes, provided that:

(a) Such conveyance is done pursuant to a written agreement between the County and the public agency which will provide that any use of the property by such agency or any other subsequent public agency owner must be consistent with preserving, protecting, managing or restoring the property, subject to the County having the right of first refusal if such other public agencies propose to dispose of such property.

(b) Any proceeds received by the County from such conveyance shall only be used for the purposes specified in

Section 3. of this ordinance, or to retire any bonds issued pursuant to this ordinance.

Any property acquired pursuant to this ordinance which is not conveyed to another public agency shall be held by Hillsborough County for the purposes specified in Section 3. of this Ordinance.

SECTION 5. Referendum and Ballot Question.

(a) An election of qualified electors residing in the County is hereby called to be held on September 4, 1990, to determine if the County shall issue General Obligation Bonds in an amount not to exceed $100 million, principal amount, for the purpose of acquiring, preserving, protecting, managing and restoring environmentally sensitive lands, beaches and beach access, and parks and recreational lands. All qualified electors residing in the County shall be entitled and permitted to vote in such bond election. The places and hours of voting and the inspectors and clerks for the bond election shall be the same as for the primary election to be held in the County on the same date.

(b) The form of ballot shall be in substantially the following form:

ISSUANCE OF BONDS NOT TO EXCEED
$100 MILLION FOR PURCHASE OF
ENVIRONMENTALLY SENSITIVE LAND

Shall Hillsborough County, Florida, issue not exceeding $100 million of General Obligation Bonds bearing interest at not exceeding the maximum legal rate at the time of issuance, payable from a twenty year ad valorem tax at a rate not exceeding .25 mill per year, for the purpose of acquiring, preserving, protecting, managing, and restoring environmentally sensitive lands, beaches and beach access, parks and recreational lands, as provided in Ordinance #90-19 .

_____ For Bonds

_____ Against Bonds

SECTION 6. Severability.

If any section, sentence, clause, part or provision of this ordinance is held to be invalid by a count of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 7. Effective Date.

(a) This ordinance shall be effective upon receipt of official acknowledgment from the Department of State that said ordinance has been filed.

(b) The authority to issue general obligation bonds and to levy ad valorem taxes to retire such bonds as proposed in this ordinance shall become effective when, and only if, approved by a majority of those voting on the question posed at the September 4, 1990 referendum. If a majority of those voting on the question posed do not vote "for bonds," the proposed bonds and tax levy shall not be authorized, and this ordinance shall be of no force and effect.

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

I, RICHARD AKE, Clerk of the Circuit Court and Ex officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an ordinance adopted by the Board at its regular meeting of June 20, 1990, as the same appears of record in Minute Book 169 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 25th day of June, 1990.

RICHARD AKE, CLERK

By: Mirle Ira Bishop
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

By: L. Ferras
Assistant County Attorney

FINAL
JDW
8/28/90

ORDINANCE NO. 90-31E

AN ORDINANCE AMENDING HILLSBOROUGH COUNTY ORDINANCE NO. 90-19, WHICH PROVIDED FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $100 MILLION DOLLARS, FOR THE PURPOSE OF ACQUIRING, PRESERVING, PROTECTING, MANAGING AND RESTORING ENVIRONMENTALLY SENSITIVE LANDS, BEACHES AND BEACH ACCESS, PARKS AND RECREATIONAL LANDS, SUBJECT TO APPROVAL AT A REFERENDUM THEREIN AUTHORIZED; PROVIDING FOR CHANGING THE REFERENDUM DATE FROM SEPTEMBER 4, 1990 TO OCTOBER 2, 1990; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida, duly enacted Hillsborough County Ordinance 90-19 on June 20, 1990; and

WHEREAS, that ordinance called for a referendum on September 4, 1990 on the question of whether Hillsborough County should issue general obligation bonds not to exceed $100 million for the purpose of acquiring, preserving, protecting, managing and restoring environmentally sensitive lands, beaches and beach access, and parks and recreational lands; and

WHEREAS, due to a misunderstanding, the notice of such referendum election as required by law was not published within the time required; and

WHEREAS, it is in keeping with the will of the people as made known to the Board of County Commissioners to reschedule such referendum election to the earliest possible date; and

WHEREAS, the inability to hold the referendum as originally scheduled has raised significant public concern; and

WHEREAS, substantial sums have been expended by various citizen groups in anticipation of this issue being presented to the electorate in an expeditious manner; and

WHEREAS, the continuing development of Hillsborough County creates an urgency with respect to the preservation of our remaining environmentally sensitive lands; and

WHEREAS, the ballot for the November general election is crowded and will not afford this issue the prominence which the

Board of County Commissioners and the public intended it to have when it was originally scheduled for September 4, 1990; and

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida, finds that it is in the best interest of the citizens of Hillsborough County to present this issue to the electorate at the next available election date, which is October 2, 1990; and

WHEREAS, a position on the October 2, 1990 primary election ballot is in keeping with the Board's intent and with the urgency of protecting environmentally sensitive lands; and

WHEREAS, in light of the foregoing, the Board has declared by a four-fifths vote of its membership that an emergency exists with regard to rescheduling a date for the referendum election, waiving the Notice requirements, and that the immediate enactment of this ordinance is necessary;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 28th DAY OF August, 1990:

SECTION 1. The fifth whereas clause of Hillsborough County Ordinance No. 90-19 is amended to read:

WHEREAS, it is the intent of the Hillsborough County Board of County Commissioners to issue, if approved by a majority vote of the qualified electors of the County voting in an ~~September 4~~ October 2, 1990 referendum, general obligation bonds in an aggregate principal amount not to exceed $100 Million Dollars that would be retired by the levy of ad valoram taxes not to exceed .25 mill in any one year for a period not to exceed 20 years from the first levy, to designate a portion of such funding for site restoration and management, and to permit the conveyance of such lands acquired to other public agencies for the purpose of preservation, provided that the proceeds from any such conveyance be used only to acquire additional land or to retire bonds.

SECTION 2. Paragraphs 5(a) and (b) of Hillsborough County Ordinance No. 90-19 are amended to read:

(a) An election of qualified electors residing in the County is hereby called to be held on ~~September 4~~ October 2, 1990, to determine if the County shall issue General Obligation Bonds in an amount not to exceed $100 million, principal amount, for the purpose of acquiring, preserving, protecting, managing and restoring environmentally sensitive lands, beaches and beach access, and parks and recreational lands. All qualified electors residing in the County shall be entitled and permitted to vote in such bond election. The places and hours of voting and the inspectors and clerks for the bond election shall be the same as for the primary election to be held in the County on the same date.

(b) The form of ballot shall be in substantially the following form:

ISSUANCE OF BONDS NOT TO EXCEED $100 MILLION FOR PURCHASE OF ENVIRONMENTALLY SENSITIVE LAND

Shall Hillsborough County, Florida, issue not exceeding $100 million of General Obligation Bonds bearing interest at not exceeding the maximum legal rate at the time of issuance, payable from a twenty year ad valorem tax at a rate not exceeding .25 mill per year, for the purpose of acquiring, preserving, protecting, managing, and restoring environmentally sensitive lands, beaches and beach access, parks and recreational lands, as provided in Ordinance #90-19, as amended.

_____ For Bonds

_____ Against Bonds

SECTION 3. Paragraph 7(b) of Hillsborough County Ordinance No. 90-19 is amended to read:

(b) The authority to issue general obligation bonds and to levy ad valorem taxes to retire such bonds as proposed in this ordinance shall become effective when, and only if, approved by a majority of those voting on the question posed at the ~~September 4~~ October 2, 1990 referendum. If a majority of those voting on the question posed do not vote "for bonds," the proposed bonds and

tax levy shall not be authorized, and this ordinance shall be of no force and effect.

SECTION 4. If any section, sentence, clause, part or provision of this ordinance is held to be invalid by a count of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. This ordinance shall become effective when a copy has been accepted by the postal authorities of the Government of the United States for special delivery, by registered mail to the Department of State.

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I, RICHARD AKE, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an ordinance adopted by the Board of County Commissioners of Hillsborough County, Florida at its regular meeting of August 28, 1990, as the same appears of record in Minute Book 171 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 28th day of August, 1990.

RICHARD AKE, CLERK

By Judith M. Nichols
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

By: [signature]
Assistant County Attorney

JDW
9/19/90

ORDINANCE NO. 90-33

AN ORDINANCE AMENDING HILLSBOROUGH COUNTY ORDINANCE NO. 90-19, WHICH PROVIDED FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $100 MILLION DOLLARS, FOR THE PURPOSE OF ACQUIRING, PRESERVING, PROTECTING, MANAGING AND RESTORING ENVIRONMENTALLY SENSITIVE LANDS, BEACHES AND BEACH ACCESS, PARKS AND RECREATIONAL LANDS, SUBJECT TO APPROVAL AT A REFERENDUM THEREIN AUTHORIZED; PROVIDING FOR CHANGING THE REFERENDUM DATE FROM SEPTEMBER 4, 1990 TO OCTOBER 2, 1990; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida, duly enacted Hillsborough County Ordinance 90-19 on June 20, 1990; and

WHEREAS, that ordinance called for a referendum on September 4, 1990 on the question of whether Hillsborough County should issue general obligation bonds not to exceed $100 million for the purpose of acquiring, preserving, protecting, managing and restoring environmentally sensitive lands, beaches and beach access, and parks and recreational lands; and

WHEREAS, due to a misunderstanding, the notice of such referendum election as required by law was not published within the time required; and

WHEREAS, it is in keeping with the will of the people as made known to the Board of County Commissioners to reschedule such referendum election to the earliest possible date; and

WHEREAS, the inability to hold the referendum as originally scheduled has raised significant public concern; and

WHEREAS, substantial sums have been expended by various citizen groups in anticipation of this issue being presented to the electorate in an expeditious manner; and

WHEREAS, the continuing development of Hillsborough County creates an urgency with respect to the preservation of our remaining environmentally sensitive lands; and

WHEREAS, the ballot for the November general election is crowded and will not afford this issue the prominence which the

Board of County Commissioners and the public intended it to have when it was originally scheduled for September 4, 1990; and

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida, finds that it is in the best interest of the citizens of Hillsborough County to present this issue to the electorate at the next available election date, which is October 2, 1990; and

WHEREAS, a position on the October 2, 1990 primary election ballot is in keeping with the Board's intent and with the urgency of protecting environmentally sensitive lands.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBORCUGH COUNTY, FLORIDA, THIS 19th DAY OF September, 1990:

SECTION 1. The fifth whereas clause of Hillsborough County Ordinance No. 90-19 is amended to read:

WHEREAS, it is the intent of the Hillsborough County Board of County Commissioners to issue, if approved by a majority vote of the qualified electors of the County voting in an September 4 October 2, 1990 referendum, general obligation bonds in an aggregate principal amount not to exceed $100 Million Dollars that would be retired by the levy of ad valoram taxes not to exceed .25 mill in any one year for a period not to exceed 20 years from the first levy, to designate a portion of such funding for site restoration and management, and to permit the conveyance of such lands acquired to other public agencies for the purpose of preservation, provided that the proceeds from any such conveyance be used only to acquire additional land or to retire bonds.

SECTION 2. Paragraphs 5(a) and (b) of Hillsborough County Ordinance No. 90-19 are amended to read:

(a) An election of qualified electors residing in the County is hereby called to be held on September 4 October 2, 1990, to determine if the County shall issue General Obligation Bonds in an amount not to exceed $100 million, principal amount, for the purpose of acquiring, preserving, protecting, managing and restoring environmentally sensitive lands, beaches and beach

access, and parks and recreational lands. All qualified electors residing in the County shall be entitled and permitted to vote in such bond election. The places and hours of voting and the inspectors and clerks for the bond election shall be the same as for the primary election to be held in the County on the same date.

(b) The form of ballot shall be in substantially the following form:

ISSUANCE OF BONDS NOT TO EXCEED $100 MILLION FOR PURCHASE OF ENVIRONMENTALLY SENSITIVE LAND

Shall Hillsborough County, Florida, issue not exceeding $100 million of General Obligation Bonds bearing interest at not exceeding the maximum legal rate at the time of issuance, payable from a twenty year ad valorem tax at a rate not exceeding .25 mill per year, for the purpose of acquiring, preserving, protecting, managing, and restoring environmentally sensitive lands, beaches and beach access, parks and recreational lands, as provided in Ordinance #90-19, as amended.

_____ For Bonds

_____ Against Bonds

SECTION 3. Paragraph 7(b) of Hillsborough County Ordinance No. 90-19 is amended to read:

(b) The authority to issue general obligation bonds and to levy ad valorem taxes to retire such bonds as proposed in this ordinance shall become effective when, and only if, approved by a majority of those voting on the question posed at the September 4 October 2, 1990 referendum. If a majority of those voting on the question posed do not vote "for bonds," the proposed bonds and tax levy shall not be authorized, and this ordinance shall be of no force and effect.

SECTION 4. If any section, sentence, clause, part or provision of this ordinance is held to be invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. This ordinance shall become effective upon receipt of official acknowledgment from the Secretary of State that said ordinance has been filed.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, RICHARD AKE, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an ordinance adopted by the Board of County Commissioners of Hillsborough County, Florida at its regular meeting of September 19, 1990, as the same appears of record in Minute Book 117 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 25th day of September, 1990.

RICHARD AKE, CLERK

By Judith M. Nichols
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

By: [signature]
Assistant County Attorney

FINAL
7/14/93
VAM/jk

ORDINANCE NO. 93-16

AN ORDINANCE AMENDING HILLSBOROUGH COUNTY ORDINANCE NO. 90-19, AS AMENDED BY ORDINANCES 90-31E AND 90-33, WHICH PROVIDED FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $100 MILLION DOLLARS, FOR THE PURPOSE OF ACQUIRING, PRESERVING, PROTECTING, MANAGING AND RESTORING ENVIRONMENTALLY SENSITIVE LANDS, BEACHES AND BEACH ACCESS, PARKS AND RECREATIONAL LANDS, SUBJECT TO APPROVAL AT A REFERENDUM THEREIN AUTHORIZED; PROVIDING FOR THE ABILITY OF THE COUNTY TO SELL PROPERTY IDENTIFIED AS AN ACQUISITION OF CONVENIENCE, THE ABILITY TO CONVEY PROPERTY RIGHTS THAT WILL NOT IMPACT THE PRESERVATION OF THE PROPERTY, THE ABILITY TO CONVEY PROPERTY ASSOCIATED WITH SETTLEMENT OF ACTUAL OR POTENTIAL EMINENT DOMAIN PROCEEDINGS, AFFIRMING THE PUBLIC PURPOSE OF THE PROPERTIES ACQUIRED THROUGH FUNDING FROM THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida duly enacted Hillsborough County Ordinance 90-19 on June 20, 1990 (the "Ordinance"); and,

WHEREAS, the Ordinance, as amended, provided for a referendum on the question of whether Hillsborough County should issue general obligation bonds not to exceed $100 million for the purpose of acquiring, preserving, protecting, managing and restoring environmentally sensitive lands, beaches and beach access, and parks and recreational lands (the "Property"); and,

WHEREAS, the Ordinance was overwhelmingly approved by the voters on October 2, 1990; and,

WHEREAS, the Ordinance requires that all Property acquired under the Ordinance remain in County ownership, for the purposes identified in the Ordinance, unless conveyed to another

governmental entity for preservation purposes; and,

WHEREAS, the number of Properties identified in the Environmental Lands Acquisition and Protection Program ("ELAPP") exceeds current funding; and,

WHEREAS, ELAPP has identified Properties in which the acquisition of only a portion of the Property under one ownership was essential to the preservation effort; and,

WHEREAS, if the County is restricted from the sale of properties not essential to the preservation effort, which are acquired in conjunction with an acquisition of those areas which are necessary to accomplish preservation, ELAPP will not be able to perform as effectively; and,

WHEREAS, there are property rights associated with the acquisition of certain Property which do not need to be retained by the County to accomplish the preservation of the Property; and,

WHEREAS, the future sale of these property rights could provide additional funding for ELAPP's acquisition and management; and,

WHEREAS, portions of the Properties acquired through the Ordinance may be needed by other public or quasi-public entities, including utility companies, which have the power of eminent domain to accomplish their service to the public ("Public Entity"); and,

WHEREAS, in order to more effectively serve the needs of the public, the County needs to have the ability to negotiate and accept a settlement of actual or potential eminent domain litigation from a Public Entity provided that the intent of the Ordinance is preserved; and,

WHEREAS, funds are expended in accordance with the Ordinance

in order to preserve Property for the benefit of the general public and the protection of these lands is in the best interest of the citizens of Hillsborough County; and,

WHEREAS, in order to help assure that these Properties are preserved, the Board of County Commissioners wishes to affirm, through this Ordinance, that these Properties have a highest public purpose; and,

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida finds that it is in the best interest of the citizens of Hillsborough County to amend the Ordinance to permit the sale of certain properties specifically identified for future sale that are not essential to accomplishing preservation objectives, permit the sale of property rights not essential to the preservation of the Property acquired through ELAPP, have the ability to settle actual or potential eminent domain litigation with a Public Entity having the power of eminent domain provided that the intent of the Ordinance is preserved, and affirm that the preservation of these Properties is a highest public purpose.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 14TH DAY OF JULY, 1993:

SECTION 1: Section 4 of Hillsborough County Ordinance 90-19 is amended to read:

SECTION 4. Conveyances of Lands Acquired to other Public Agencies and the Sale of Properties Not Essential to the Preservation Effort.

a. Any Property acquired pursuant to this ordinance may be conveyed, in whole or in part, to other public agencies for preservation or recreational purposes, provided that:

(1) Such conveyance is done pursuant to a written agreement between the County and the public agency which will provide that any use of the Property by such agency or any other subsequent public agency owner must be consistent with preserving, protecting, managing or restoring the Property, subject to the County having the right of first refusal if such other public agencies propose to dispose of such Property.

(2) Any proceeds received by the County from such conveyance shall only be used for the purposes specified in Section 3. of this Ordinance, or to retire any bonds issued pursuant to this Ordinance.

b. Portions of Properties acquired pursuant to this Ordinance may be sold to a private party or a public agency (including Hillsborough County or associated agency) for purposes other than preservation provided that:

(1) A portion of Property held under one ownership has been identified for preservation in accordance with the purposes of this Ordinance.

(2) It is not possible to acquire only that portion of the Property identified for preservation due to at least one of the following:

(a) The owner(s) have indicated that they are not willing or able to sell only the portion of the Property targeted for preservation.

(b) Staff has advised that it is not practical or possible to acquire only a portion of the Property due to the Property's configuration, nature of the ownership, size or access of the Property not necessary for preservation, or other real estate related factors.

(c) Staff recommends that it is not in the best interest of the County to separate the portion of the Property not essential for preservation at the time of acquisition.

(3) Prior to the County acquiring title to the Property, the area that is to be considered for future sale to a private party or public agency for purposes other than preservation is specifically identified in materials presented to the Board of County Commissioners as an "Acquisition of Convenience", and that this designation requires the express approval of the Board of County Commissioners ,as part of the approval of the purchase of the Property. The County, with the review and comment of the ELAPP General Committee, or other appropriate Committee as determined by the Board of County Commissioners, may reserve or restrict the use of the property being sold and may convey fee simple or any other interest in said

property as it deems appropriate.

(4) Any proceeds received from the conveyance of the fee simple or other property interest in an "Acquisition of Convenience" shall only be used for the purposes specified in Section 3 of this Ordinance, or to retire bonds issued pursuant to this Ordinance as directed by the Board at the time the sale is approved.

Any Property acquired pursuant to this Ordinance which is not conveyed to another public agency for preservation in accordance with Subsection a. or has not been designated as an "Acquisition of Convenience" in accordance with Subsection b. of this Ordinance, shall be held by Hillsborough County for the purposes specified in Section 3 of this Ordinance.

SECTION 2: The following sections are hereby added to Hillsborough County Ordinance 90-19:

SECTION 8. SALE OF PROPERTY RIGHTS

Any Property Rights, as defined herein, that are associated with land acquired for preservation through this Ordinance that are not necessary for the preservation of the Property may be sold provided that:

a. Staff has advised that it is not necessary for the County to retain the Property Rights in order to preserve the Property.

b. A legally permissible procedure to transfer the Property Rights from the Property acquired for preservation is followed.

c. The Board of County Commissioners authorizes the sale,

transfer, or exchange of the Property Rights by one of the following methods:

(1) If the Property Rights are identified prior to the County acquiring title to the Property, and are specifically identified in materials presented to the Board of County Commissioners, said Property Rights may be sold, exchanged, or transferred to a private party or public agency at the time the Property is acquired, provided that this designation is approved by the Board of County Commissioners as part of the approval of the purchase of the Property. The County may reserve, restrict and/or condition the use of the Property Rights.

(2) If the Property Rights are identified after the Property is acquired by the County or if the Property Rights become legally transferable after the Property has been acquired, the Board of County Commissioners shall hold a public hearing to identify and consider the transfer, sale, or exchange of the Property Rights to a private party or public agency. The County may reserve, restrict and/or condition the use of the Property Rights.

d. Any proceeds received from the transfer, sale, or exchange of Property Rights shall only be used for the purposes specified in Section 3 of this Ordinance, or to retire bonds issued pursuant to this Ordinance as directed by the Board at the time the transfer, sale, or

exchange is approved.

For the purposes of this section the term "Property Rights" shall include, but is not limited to, density credits, water use permits, or similar water related permits or approvals, and capacity fees associated with water, wastewater, or other utility service prepaid fees.

SECTION 9. SETTLEMENT OF ACTUAL OR POTENTIAL EMINENT DOMAIN LITIGATION WITH A PUBLIC AGENCY OR QUASI-PUBLIC ENTITY

The Board of County Commissioners is authorized to negotiate and accept the settlement of actual or potential eminent domain litigation from the Public Entity that has been granted the power of eminent domain to accomplish a project or service for the public and transfer the requested property interest provided that:

(1) The Public Entity provides evidence that the use of the requested property interest is essential to the project or service and the Public Entity can show that there is no feasible alternative to utilize other property.

(2) The Public Entity will sufficiently address concerns of the Board of County Commissioners and incorporate, to the Board of County Commissioners' satisfaction, into the design, engineering, and construction for its project or service, the preservation and management of natural habitats in a manner that minimizes the impact that the project or service may have on the Property and will address any other environmental issues as required

by the County.

(3) Any proceeds received from the conveyance of the fee simple or other interest in the Property as part of the settlement of actual or potential eminent domain litigation shall only be used for the purposes specified in Section 3 of this Ordinance, or to retire bonds issued pursuant to this Ordinance as directed by the Board of County Commissioners at the time the conveyance is approved.

(4) Any interest in Property conveyed in conjunction with this Section will not be required to be designated an as "Acquisition of Convenience" as described in Section 4 of this Ordinance.

SECTION 10. AFFIRMATION OF PUBLIC PURPOSE

The voters of Hillsborough County have approved by referendum the assessment described in this Ordinance to provide funding for the acquisition and management of environmentally sensitive lands. The expenditure of these funds is for the purpose of achieving preservation of lands for the benefit of the public. In recognition of the benefits to the public of preserving these lands, the Board of County Commissioners of Hillsborough County hereby affirms that the acquisition of Property for preservation through ELAPP as funded by this Ordinance is a highest public purpose for those Properties and that the Board of County Commissioners is responsible for assuring that the Properties acquired for preservation will be protected.

SECTION 3: This amendment shall apply retroactively to all Property acquired to date and to all property to be acquired by funding provided by Ordinance 90-19, as amended.

SECTION 4: If any section, sentence, clause, part or provision of this ordinance amendment is held to be invalid by a court of competent jurisdiction, the remainder of this ordinance amendment shall not be affected thereby, but shall remain in full force and effect.

SECTION 5: This Ordinance shall become effective upon receipt of official acknowledgement from the Department of State that said Ordinance has been filed.

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I, RICHARD AKE, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true copy of an Ordinance adopted by the Board in its regular meeting of July 14, 1993 as the same appears of record in Minute Book 206 of the Public Records of Hillsborough County, Florida.

Witness my hand and official seal this 16th day of July, 1993.

RICHARD AKE
CLERK OF CIRCUIT COURT

By: Judith M. Nichols
Deputy Clerk

APPROVED BY COUNTY ATTORNEY
BY _____
Approved As To Form And
Legal Sufficiency.

ELAPP ORDINANCE

FOR

THIRD REFERENDUM

FINAL
SJF
7/16/08

ORDINANCE NO. 08-16

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS NOT TO EXCEED $200 MILLION DOLLARS, AGGREGATE PRINCIPAL AMOUNT (EXCLUDING REFUNDING BONDS AND PREVIOUSLY AUTHORIZED INDEBTEDNESS), AND MATURING IN NOT MORE THAN THIRTY YEARS FROM ISSUANCE, FOR THE PURPOSE OF FINANCING CAPITAL PROJECTS RELATED TO THE ACQUISITION, PRESERVATION, PROTECTION, MANAGEMENT AND RESTORATION OF ENVIRONMENTALLY SENSITIVE LANDS, SUBJECT TO APPROVAL AT THE REFERENDUM HEREIN AUTHORIZED; PROVIDING FOR THE LEVY OF AD VALOREM TAXES, WITHOUT LIMITATION, TO PAY THE PRINCIPAL OF AND INTEREST ON ANY SUCH BONDS ISSUED; PROVIDING FOR THE EXPENDITURE OF THE PROCEEDS FROM THE SALE OF SUCH BONDS; PROVIDING FOR THE CONVEYANCE OF ANY LANDS ACQUIRED TO OTHER PUBLIC AGENCIES UNDER CERTAIN SPECIFIED CONDITIONS; PROVIDING FOR THE ABILITY OF THE COUNTY TO SELL PROPERTY IDENTIFIED AS AN ACQUISITION OF CONVENIENCE, THE ABILITY TO CONVEY PROPERTY RIGHTS THAT WILL NOT IMPACT THE PRESERVATION OF THE PROPERTY, AND THE ABILITY TO CONVEY PROPERTY ASSOCIATED WITH SETTLEMENT OF ACTUAL OR POTENTIAL EMINENT DOMAIN PROCEEDINGS; PROVIDING FOR THE HOLDING OF A REFERENDUM ON NOVEMBER 4, 2008, AND A BALLOT QUESTION TO BE SUBMITTED TO THE ELECTORATE TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS AND AN UNLIMITED TAX LEVY TO PAY THE PRINCIPAL OF AND INTEREST ON SUCH BONDS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, Hillsborough County Ordinance No. 87-1, as amended by Ordinance Nos. 91-2 and 93-15, known as the Environmental Lands Acquisition and Protection Program (ELAPP) Ordinance, provided for the levy of an ad valorem tax not to exceed .25 mills in any one year for a period not to exceed four years, for the purpose of acquiring environmentally sensitive lands within Hillsborough County, which Ordinance was approved at a referendum by a

majority vote of the electorate on March 3, 1987, said referendum being advisory in nature and not required by Florida law; and

WHEREAS, ELAPP was extended in 1990 through the enactment of Hillsborough County Ordinance No. 90-19, as amended by Ordinance Nos. 90-31E, 90-33, and 93-16, which provided for the issuance of general obligation bonds not to exceed $100 Million Dollars for the purpose of acquiring, preserving, protecting, managing and restoring environmentally sensitive lands, payable from ad valorem taxes levied on all taxable property in Hillsborough County at a rate not to exceed .25 mills in any one year for a period not to exceed 20 years from the first levy, as approved at a referendum by a majority vote of the electorate on October 2, 1990; and

WHEREAS, the Board of County Commissioners has determined that it would be in the best interests of the citizens of Hillsborough County to continue ELAPP through the acquisition and preservation of environmentally sensitive lands through local acquisitions, or acquisitions in connection with state programs administered by other public agencies; and

WHEREAS, in order to continue ELAPP it is necessary to provide a source of funds sufficient to make such acquisitions, and to provide for the preservation thereof through site management and restoration of lands acquired; and

WHEREAS, since the number of tracts of land which are worthy of preservation and acquisition and the anticipated costs thereof are in excess of any other available funding source, it is necessary that such funds be made available through the issuance of bonds for such purposes; and

WHEREAS, it is the intent of the Hillsborough County Board of County Commissioners to issue, if approved by a majority vote of the qualified electors of the County voting in a November 4, 2008 referendum, general obligation bonds not to exceed $200 Million Dollars,

aggregate principal amount, maturing in not more than thirty years from issuance, that would be payable through the levy of ad valorem taxes, without limitation; and

WHEREAS, it is the further intent of the Hillsborough County Board of County Commissioners to provide for the conveyance of any lands acquired to other public agencies under certain specified conditions, to provide for the ability of the County to sell portions of the acquired lands identified as an Acquisition of Convenience as defined herein, to provide for the ability of the County to convey certain Property Rights that will not impact the preservation of the acquired lands, and to provide for the ability of the County to convey the acquired lands in connection with the settlement of actual or potential eminent domain proceedings.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 16th DAY OF July, 2008:

SECTION 1. Authority for this Ordinance

This Ordinance is enacted pursuant to the Constitution and laws of the State of Florida, including Sections 100.201-100.351, Florida Statutes, Chapter 125, Florida Statutes, the Home Rule Charter of Hillsborough County and other applicable provisions of law. The program addressed by this Ordinance shall continue to be known as the Environmental Lands Acquisition and Protection Program (ELAPP).

SECTION 2. Findings

The Board of County Commissioners hereby finds and determines that the recitals set forth herein are true and correct and adopts the same as its findings and determinations.

SECTION 3. Authorization of Bonds

Subject to the approval of a majority of those qualified electors of Hillsborough County voting in the referendum hereinafter provided for, general obligation bonds of Hillsborough County are authorized to be issued in one or more series not to exceed Two Hundred Million Dollars ($200,000,000), aggregate principal amount (excluding refunding bonds and previously authorized indebtedness), and maturing in not more than thirty years from issuance, to finance capital projects relating to the acquisition, preservation, protection, management and restoration of environmentally sensitive lands which protect wildlife habitat, natural areas, drinking water sources, and the water quality of rivers, lakes and bays.

SECTION 4. Repayment of Bonds

Such general obligation bonds shall be payable from ad valorem taxes levied on all taxable property in Hillsborough County, without limitation, and shall mature in not more than thirty years from issuance. Such bonds shall bear interest at such rate or rates not exceeding the maximum rate permitted by law at the time of the sale of the bonds.

SECTION 5. Expenditure of Bond Proceeds

The proceeds received from the sale of such general obligation bonds shall be expended to finance capital projects relating to the acquisition, preservation, protection, management and restoration of environmentally sensitive lands which protect wildlife habitat, natural areas, drinking water sources, and the water quality of rivers, lakes and bays. Properties purchased through this Ordinance may be used for recreational purposes provided that such uses will not disturb or degrade the environmental quality of the site.

SECTION 6. ELAPP General Committee

A general committee of citizens with an interest in acquiring and preserving environmentally sensitive lands, known as the ELAPP General Committee, has been established

for the purpose of assisting County staff and the Board of County Commissioners with the administration of ELAPP through the development of policies, procedures and recommendations relating to site assessment, site review, site selection, site acquisition and site management. The Board of County Commissioners hereby ratifies and approves the establishment of the ELAPP General Committee, which shall be authorized to adopt such administrative policies, procedures and recommendations as are required by this Ordinance or which guide and assist the administration of ELAPP consistent with the purposes and intent of this Ordinance, except for matters having to do with the administration, management and issuance of debt contemplated by this Ordinance. Any such administrative policies, procedures and recommendations shall be reviewed and approved by the Board of County Commissioners prior to implementation.

SECTION 7. Conveyances of Lands Acquired to Other Public Agencies and the Sale of Properties Not Essential to the Preservation Effort

a. Any property acquired pursuant to this Ordinance may be conveyed, in whole or in part, to other public agencies for preservation or recreational purposes, provided that:

(1) Such conveyance is done pursuant to a written agreement between the County and the public agency which will provide that any use of the property by such agency or any other subsequent public agency owner must be consistent with preserving, protecting, managing or restoring the property, subject to the County having the right of first refusal if such other public agencies propose to dispose of such property.

(2) Any proceeds received by the County from such conveyance shall only be used for the purposes specified in Section 3 of this Ordinance, or to retire any bonds issued pursuant to this Ordinance.

b. Portions of properties acquired pursuant to this Ordinance may be sold to a private party or a public agency (including Hillsborough County or associated agency) for purposes other than preservation provided that:

(1) A portion of the property held under one ownership has been identified for preservation in accordance with the purposes of this Ordinance.

(2) It is not possible to acquire only that portion of the property identified for preservation due to at least one of the following:

(i) The owner(s) have indicated that they are not willing or able to sell only the portion of the property targeted for preservation.

(ii) Staff has advised that it is not practical or possible to acquire only a portion of the property due to the property's configuration, nature of the ownership, size or access of the property not necessary for preservation, or other real estate related factors.

(iii) Staff recommends that it is not in the best interest of the County to separate the portion of the property not essential for preservation at the time of acquisition.

(3) Prior to the County acquiring title to the property, the area that is to be considered for future sale to a private party or public agency for purposes other than preservation is specifically identified in materials presented to the Board of County Commissioners as an "Acquisition of Convenience," and that this designation requires the express approval of the Board of County Commissioners as part of the approval of the purchase of the property. The County, with the review and comment of the ELAPP General Committee, or other appropriate committee as determined by the Board of County

Commissioners, may reserve or restrict the use of the property being sold and may convey fee simple or any other interest in said property as it deems appropriate.

(4) Any proceeds received from the conveyance of the fee simple or other property interest in an Acquisition of Convenience shall only be used for the purposes specified in Section 3 of this Ordinance, or to retire bonds issued pursuant to this Ordinance as directed by the Board of County Commissioners at the time the sale is approved.

c. Prior to the conveyance of any property acquired pursuant to this Ordinance, the County shall receive an opinion of its bond counsel that the conveyance and the proposed use of the proceeds of such conveyance, if any, will not adversely affect the exclusion from gross income of interest on the bonds for federal income tax purposes.

d. Any property acquired pursuant to this Ordinance which is not conveyed to another public agency for preservation in accordance with subsection a. of this Section 7 or has not been designated as an Acquisition of Convenience in accordance with subsection b. of this Section 7, shall be held by Hillsborough County for the purposes specified in Section 3 of this Ordinance.

SECTION 8. Sale of Property Rights

Any Property Rights, as defined herein, that are associated with land acquired for preservation through this Ordinance that are not necessary for the preservation of the property may be sold provided that:

a. Staff has advised that it is not necessary for the County to retain the Property Rights in order to preserve the property.

b. A legally permissible procedure to transfer the Property Rights from the property acquired for preservation is followed.

c. The Board of County Commissioners authorizes the sale, transfer, or exchange of the Property Rights by one of the following methods:

(1) If the Property Rights are identified prior to the County acquiring title to the property, and are specifically identified in materials presented to the Board of County Commissioners, said Property Rights may be sold, exchanged, or transferred to a private party or public agency at the time the property is acquired, provided that this designation is approved by the Board of County Commissioners as part of the approval of the purchase of the property. The County may reserve, restrict and/or condition the use of the Property Rights.

(2) If the Property Rights are identified after the property is acquired by the County or if the Property Rights become legally transferable after the property has been acquired, the Board of County Commissioners shall hold a public hearing to identify and consider the transfer, sale, or exchange of the Property Rights to a private party or public agency. The County may reserve, restrict and/or condition the use of the Property Rights.

d. Any proceeds received from the transfer, sale, or exchange of Property Rights shall only be used for the purposes specified in Section 3 of this Ordinance, or to retire bonds issued pursuant to this Ordinance as directed by the Board of County Commissioners at the time the transfer, sale, or exchange is approved.

e. Prior to the conveyance of any Property Rights, the County shall receive an opinion of its bond counsel that the conveyance and the proposed use of the proceeds of such

conveyance, if any, will not adversely affect the exclusion from gross income of interest on the bonds for federal income tax purposes.

f. For the purposes of this Section, the term "Property Rights" shall include, but is not limited to, density credits, water use permits, or similar water related permits or approvals, and impact fees associated with water, wastewater, or other utility service prepaid fees.

SECTION 9. Settlement of Actual or Potential Eminent Domain Litigation with a Public Agency or Quasi-Public Entity

The Board of County Commissioners is authorized to negotiate and accept the settlement of actual or potential eminent domain litigation from a Public Entity, as defined herein, that has been granted the power of eminent domain to accomplish a project or service for the public and transfer the requested property interest provided that the following conditions have been satisfied. For purposes of this Section, the term "Public Entity" shall refer to other public or quasi-public entities, including utility companies, which have the power of eminent domain to accomplish their service to the public.

a. The Public Entity provides evidence that the use of the requested property interest is essential to the project or service and the Public Entity can show that there is no feasible alternative to utilize other property.

b. The Public Entity will sufficiently address concerns of the Board of County Commissioners and incorporate, to the Board of County Commissioners' satisfaction, into the design, engineering, and construction for its project or service, the preservation and management of natural habitats in a manner that minimizes the impact that the project or service may have on the property and will address any other environmental issues as required by the County.

c. Any proceeds received from the conveyance of the fee simple or other interest in the property as part of the settlement of actual or potential eminent domain litigation shall only be used for the purposes specified in Section 3 of this Ordinance, or to retire bonds issued pursuant to this Ordinance as directed by the Board of County Commissioners at the time the conveyance is approved.

d. Any interest in property conveyed in conjunction with this Section will not be required to be designated as an Acquisition of Convenience as described in Section 7 of this Ordinance.

SECTION 10. Referendum, Ballot Question and Notice of Bond Referendum

a. An election of qualified electors residing in the County is hereby called to be held on November 4, 2008, to determine if the County shall issue general obligation bonds in an aggregate principal amount not to exceed $200 Million Dollars for the purpose of financing and/or refinancing capital projects related to the acquisition, preservation, protection, management and restoration of environmentally sensitive lands which protect wildlife habitat, natural areas, drinking water sources, and the water quality of rivers, lakes and bays. All qualified electors residing in the County shall be entitled and permitted to vote in such bond election. The places and hours of voting and the inspectors and clerks for the bond election shall be the same as for the general election to be held in the County on the same date.

b. The form of ballot shall be in substantially the following form:

TO CONTINUE FINANCING ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM (ELAPP) TO PRESERVE ENVIRONMENTALLY SENSITIVE LANDS

Shall Hillsborough County continue ELAPP to acquire and preserve environmentally sensitive lands which protect wildlife habitat, natural areas, drinking water sources, and water quality of rivers, lakes and bays, by issuing general obligation bonds, in one or more series, at interest rates not exceeding the legal maximum, maturing in not more than 30 years from issuance, not exceeding $200 Million aggregate principal amount, payable from ad valorem taxes, without limitation, to finance related capital projects?

_____ Yes - For Bonds

_____ No - Against Bonds

c. Notice of the bond referendum shall be published in a newspaper of general circulation in the County, at least twice, once in the fifth week and once in the third week prior to the week in which the bond referendum is held, the date of first publication in said newspaper to be at least thirty (30) days before said bond referendum, in the manner provided in Section 100.342, Florida Statutes.

SECTION 11. Severability

If any section, sentence, clause, part or provision of this Ordinance is held to be invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 12. Effective Date

a. This Ordinance shall take effect upon being filed with the Florida Department of State.

b. The authority to issue general obligation bonds and to levy ad valorem taxes to retire such bonds as proposed in this Ordinance shall become effective when, and only if, approved by a majority of those voting on the question posed at the November 4, 2008 referendum. If a majority of those voting on the question posed do not vote "Yes - For Bonds," the proposed bonds and tax levy shall not be authorized, and this Ordinance shall be of no further force and effect.

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I, Pat Frank, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board at its regular meeting of July 16, 2008, as the same appears of record in Minute Book 386 of the Public Records of Hillsborough County, Florida.

Witness my hand and official seal this 17 day of July, 2008.

Approved as to form
and legal sufficiency

By: _____
Susan J. Fernandez, Managing Attorney

PAT FRANK
CLERK OF THE CIRCUIT COURT

By: Beverly Anne Miller
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY IN GOD WE TRUST

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APPENDIX “H”

TAMPA TRIBUNE EDITORIALS

A government program that works

Hillsborough County's agreement to buy some woods around a little lake near Lutz is another illustration of the value and efficiency of its land-buying program.

Commissioners recently voted to spend $1.9 million to buy 161 acres, which includes Flynn Lake and surrounding uplands. The wooded parcel is a rarity in a rapidly developing area.

The money will come from the county's Environmental Lands Acquisition and Protection Program, a special quarter-mill property tax originally approved by voters in 1987 and extended in a referendum in 1990. The tax was then used to back a $100 million bond issue.

The program enjoys tremendous public support — with good reason. It saves important natural resources for public enjoyment yet is extremely cautious with tax dollars. Citizens essentially run the program.

A volunteer group oversees the guiding policies. In turn, two citizen advisory panels determine which lands are bought and at what price.

Here's how the process works: Anyone can propose a site for acquisition. A citizen advisory panel evaluates the site. Members have environmental or land-use expertise.

The site-selection panel then ranks lands proposed for acquisition. This list must be approved by the Parks Board, which consists of citizens appointed by county commissioners, and finally the commissioners themselves.

After all this, county officials pursue acquisition. But any deal must be approved by a second citizen advisory panel, whose members have a background in real estate or business. Only after these volunteers sign off on the deal does it go before the commissioners for final approval.

These safeguards ensure the land is indeed valuable and is fairly priced. The citizen panels have proved to be extremely demanding. Little wonder that the commission has approved every acquisition submitted by ELAPP.

Consider Flynn Lake. Residents around the tract began pushing it to ELAPP back in 1987. But the owners initially were reluctant to sell and their $5 million price was formidable.

County officials dropped plans to buy it but maintained contact with the owners, who eventually decided a county park would be the best use for the land.

An equitable deal was negotiated. And soon the county will take possession of beautiful woodlands and a lake at less than half the original asking price. The tract includes such endangered creatures as gopher tortoises and fox squirrels. Citizens will be able to hike, fish or picnic on the land.

THE BARGAIN the county realized on Flynn Lake is not unusual. ELAPP managed, for instance, to acquire wilderness near the Little Manatee River where 1,300 dwellings were slated for construction for one-third of its appraised value.

And making good deals even better, ELAPP often is able to receive matching funds from the state's conservation programs. So far, ELAPP has brought in more than $16 million in state matching funds.

Overall ELAPP has spent about $65 million and acquired about 20,000 acres — lands that range from mangrove forests to oak hammocks. A few sourpusses worry that this will take too much land off the tax rolls. But ELAPP's total acquisitions have taken only one-third of 1 percent of taxable land off the rolls. At the same time, the preservation of these lands invariably increases the value of surrounding properties. People like to live near places they know will be forever wild.

One rarely hears a good word about government anymore. But ELAPP is an example of just how well government can work when citizens are allowed to run the show.

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AUG 23 1995

ELAPP not real threat to farmland

Of all Hillsborough County's programs, its effort to buy environmentally endangered lands is one of the best. The reason? It is run by citizens for the benefit of citizens.

The Environmental Lands Acquisition and Protection Program, or ELAPP, is a special quarter-mill property tax that was overwhelmingly approved by voters in 1987 and extended in a referendum in 1990. The tax was used to back a $100 million bond issue. The goal: to save some of Hillsborough's rapidly vanishing wilderness.

Now a few people are criticizing ELAPP for buying agricultural land. They say landowners with wilderness areas are forcing the county also to buy adjacent cropland. This takes land out of production and off the tax rolls. Don Sleight of Deseret Farms told the Tribune's Cindy Rupert, "The owner has every right to sell, but this program is devastating to our community."

NONSENSE. OF THE 25,000 acres ELAPP has acquired since 1987, only 3,500 were in farmland. Most of this farmland posed a threat to adjacent wilderness. It makes no sense for the county to buy pristine land and not buy — if the price is right — farms that might harm its property. The county is faced with either battling landowners over the use of pesticides, fertilizer-laden runoff and other practices or simply buying the entire parcel and making sure the public's investment is protected.

Further, the farmland the county has bought represents just 1 percent of the 360,000 acres of agricultural land in Hillsborough. Most of the land bought under ELAPP was pasture, not cropland. Even so, the total is less than 20 percent of the farmland that has been taken out of production in the past decade. Most of that land was used for development. Why aren't the farmers complaining about that? Too, 10,000 acres of wildlife habitat has been transformed into agricultural land in the last decade.

It's not as if the public did not have a tremendous say in how ELAPP operates. Indeed, citizens essentially call all the shots.

A volunteer group oversees ELAPP's guiding policies. In turn, two citizen advisory panels determine which lands are bought and at what price.

Anyone can propose a site for acquisition. A citizen advisory panel made up of members with environmental or land-use expertise evaluates the site.

This group then ranks lands proposed for purchase. The list must be approved by the Parks Board, which consists of citizens appointed by county commissioners, and finally by the commissioners themselves.

After this is done, county officials pursue acquisition. But any deal must be approved by a second citizen advisory panel, whose members have a background in real estate or business. Only after these volunteers sign off on the deal does it go before the commissioners for final approval.

Is it any wonder the program has been scandal-free and remains overwhelmingly popular. Residents daily see Hillsborough's landscape being paved over and understand the importance of preserving at least some of its ecological riches for future generations.

There is also economic value to conserving woodlands. Ask those developers who try to build subdivisions next to ELAPP land, knowing people want to live near natural land.

This is not to say the county should not give more attention to farmers, whose needs are often neglected. The county would do well to develop a policy to encourage the preservation of agriculture. The American Farmland Trust, a nonprofit group that works to preserve farmland and promote environmentally responsible farming, suggests a number of ways to help nurture agriculture — whose economic impact is second only to tourism in Florida. These include additional tax breaks, allowing farmers to sell development rights but continue farming, and exempting farmers from unnecessary codes and regulations.

AS FOR ELAPP, though, the program is no danger to farmers. In fact, in some cases the county does lease acquired farmland to growers. Contract stipulations can ensure that farming practices would not harm the wilderness parcels.

If growers don't like the county's buying and preserving wild lands, they should say so — not try to make a bogeyman out of one of the best-run land-buying programs in the state. Residents should remember that runaway development and land speculation, not ELAPP, are the real threats to farming's future in Hillsborough.

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EDITORIALS

Hillsborough should bolster popular, successful land-buying program

The Environmental Lands Acquisition and Protection Program — ELAPP — is one of Hillsborough County's most successful and popular programs. The reason for its success is simple. It's run by citizens.

But the county administration may handicap this community effort to buy and preserve wilderness tracts before they are paved over by development.

ADMINISTRATOR DAN KLEMAN'S budget would cut the property tax rate for ELAPP from .18 mills to .15 mills. For the owner of a $75,000 house with $25,000 homestead exemption, the current millage represents an annual tax bill of about $9. The reduction would drop that to about $8.

The administration reasons that the current trend of increasing property values would allow the county to continue to pay off bonds issued for ELAPP with the lower millage.

But the decrease would significantly reduce the amount of money available to buy land — at a time when land prices are increasing — and would make it unlikely that ELAPP would ever meet the conservation goals that were approved by voters.

Commissioners who like to depict themselves as being against anything remotely resembling a tax may want to think twice before going along with a recommendation that defies the public will.

Hillsborough voters have twice, by huge margins, endorsed ELAPP and the plan to raise $100 million for land purchases over 20 years. Voters approved the collection of up to a quarter-mill in property taxes. The commission has refused to levy the full quarter-mill, which would cost the owner of a $75,000 homestead about $12 a year.

ELAPP has saved thousands of acres throughout the county, from Port Tampa to New Tampa, from the Little Manatee River to the Hillsborough River.

These lands are opened to the public and provide numerous opportunities for fishing, hiking, picnicking, canoeing, biking, bird watching and other outdoor pursuits. The refuges also ensure the survival of wildlife in what is quickly becoming an urban county.

But equally important, the purchases save tax dollars. Some lands help avert flooding by serving as water retention areas; others recharge the aquifer, replenishing the region's water supply. Further, buying the environmentally valuable land is more effective than seeking to protect it through regulation.

Indeed, ELAPP is popular with landowners and invariably increases the value of surrounding properties.

A volunteer group oversees the program's guiding policies. A citizens advisory panel selects which lands should be purchased. Another volunteer panel, made up of citizens with real estate expertise, determines how much should be paid for the parcels. ELAPP has been remarkably successful at obtaining valuable land at good prices.

The program has been free of scandal, even though it has spent about $62 million. To stretch dollars even further, ELAPP director Kurt Grimley aggressively seeks partnerships with state programs that share land acquisition costs.

ELAPP WOULD NOT suddenly collapse if commissioners go along with the proposed reduction. But it would be severely weakened. A few major purchases would pretty much wipe out ELAPP's bank account, leaving little for future purchases. The program's bonding ability would be crippled. The county would lose the ability to move quickly to buy major tracts before they are developed. And the reduction would eliminate any chance ELAPP would ever achieve the $100 million in acquisitions that voters endorsed.

The citizen committee that oversees ELAPP recommends that rather than reducing the millage, commissioners provide the full quarter-mill, which would cost most homeowners little more than $1 a month.

Commissioner Jan Platt is one of the program's founders, but she is also known for her extreme caution with taxpayers' money.

She says: "It makes no financial sense to continue to delay levying the .25 [mills] because every year the value of land increases. In my opinion, we ought to move now to levy the full amount and purchase the lands that ultimately will cost much more if we delay."

Platt is absolutely right. ELAPP is efficient, economical and important. Voters have made it clear what they want. Commissioners should comply.

EDITORIALS

Diminished but still strong ELAPP

The booming real estate market is making it more difficult for Hillsborough County to buy conservation land. Higher land prices are cutting the financial reach of the Environmental Lands Acquisition and Protection Program, or ELAPP.

But even this situation underscores the wisdom of the land-buying program, which voters overwhelmingly approved by referendum in 1987 and again in 1990.

The program uses a small property tax levy (up to a quarter-mill) to buy and preserve environmentally important lands. The 1990 referendum allowed the county to issue bonds up to $100 million during the next 20 years. The county has sold more than $60 million of these IOUs.

A major argument of the program's supporters was that issuing the bonds would allow the county to buy important tracts quickly before rising real estate prices made it very costly or unaffordable.

Events have proved them correct. The county has bought 35,000 acres, and many of them came at bargain prices. There were times when ELAPP was able to buy prime uplands for $3,000 an acre or less — unthinkable for developable land now.

The ELAPP effort also has done a fine job in making sure dollars were well spent. A citizens group composed of environmental experts helps select sites that are targeted for purchase. Another citizens group with business and real estate experts makes sure the price is right.

The process is even popular with developers, who know that building near conservation lands makes their projects far more appealing.

ELAPP has saved natural lands throughout the county, from woodlands along the Hillsborough River to mangrove coastline on Tampa Bay. Yet there is much more to be saved. When county officials first considered adopting a land-buying program, it conducted a survey that found there were at least 70,000 acres worthy of preservation.

Some of those have been lost to development, but many wonderful natural treasures remain.

ELAPP officials are correct to consider other ways to save Hillsborough's rapidly vanishing wilderness, including, in some circumstances, buying development rights from landowners. The county also seeks to obtain matching funds from the state.

Despite its diminished purchasing power, ELAPP is still going strong. It has proved itself a remarkably wise and successful program, one that is serving the people of Hillsborough exceedingly well.

A Property Tax Worth Celebrating

It's not often the anniversary of a tax is worth celebrating, but Hillsborough's ELAPP program is a rare exception.

It's been 20 years since county residents voted to adopt the Environmental Lands Acquisition and Protection Program, and it's proved a smart move for the environment and taxpayers.

The program uses a small property tax levy (up to a quarter-mill) to buy and preserve environmentally important lands. At the full quarter-mill, that's about $50 a year for a $225,000 house with a homestead exemption. It's currently levied at .2219 mills, which costs the owner of a $225,000 house about $44 a year.

The program has preserved more than 43,600 acres.

ELAPP maximizes its purchasing power by partnering with state acquisition programs, which have contributed about 40 percent of the $186 million spent on Hillsborough lands.

ELAPP protects wildlife habitat and ensures that future residents can enjoy Hillsborough's natural beauty. The effort also helps the county better manage growth, allowing it to preserve wilderness without violating landowners' rights.

Waters sources are protected and pollution prevented. Further, the need for costly roads and other services is averted when development can be kept out of the hinterlands.

ELAPP also heavily involves the public A general committee made up of volunteers determines its guiding policies. A group of citizens with environmental expertise selects the sites that are targeted for acquisition. A panel of business and real estate experts makes sure the prices are appropriate.

Voters first endorsed the program in 1987 and in 1990 overwhelmingly passed another referendum that authorized the county to issue bonds of up to $100 million the next 20 years.

But the program runs out in 2011. Another referendum will be needed to continue the acquisitions.

Property taxes may be a dirty word in Florida now, but Hillsborough residents are getting their money's worth and then some from ELAPP. It deserves continued support.

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10/15/07

[local news] News from your community

Voters Make Land Preservation Priority

Electorate approves an extension of the ELAPP program.

By YVETTE C. HAMMETT
yhammett@tampatrib.com

TAMPA — Hillsborough County residents said it with their votes. Environmental lands are important to them and they want them protected.

Seventy-nine percent of the county's voting electorate approved an extension of the Environmental Lands Acquisition and Protection Program Nov. 4, infusing it with up to $200 million in bonds that can be used to purchase land over the next few decades.

"This is a phenomenal victory and it's a clear wake-up call to every elected official in the county that the public here truly cares about the environment," said former County Commissioner Jan Platt, who pushed for the original ELAPP program in the late 1980s.

Platt and former Gov. Bob Martinez co-chaired Preserve Hillsborough, the committee set up to get the initiative approved.

Voters here followed a national trend that garnered a record amount of funding for similar programs. Nationwide, voters approved $7.3 billion to preserve land, according to The Trust for Public Land, which keeps a database on such issues at www.landvote.org.

Florida, as a state, did its part. Sixty-eight percent of voters approved a constitutional amendment proposed by the Florida Wildlife Federation that gives a tax break to landowners who set aside property for conservation.

"The fact that our voters would vote to extend a tax at this time in our economy speaks volumes," Platt said of the ELAPP initiative.

Martinez said he couldn't be more pleased.

"It was super," he said. "ELAPP got the highest percentage of votes of anything on the ballot."

The ELAPP tax is 25 cents from every $1,000 of assessed property value. For the owner of a $225,000 house with a $50,000 homestead exemption, that's about $44 a year.

Martinez, who as governor created the Preservation 2000 program in the 1990s to protect sensitive lands all over Florida, also called the Hillsborough vote a clear message from the people. "Clearly, it is something about which the county and the country are very passionate."

For Preserve Hillsborough publicity chairwoman Jan Smith, the victory is sweet.

"I was nervous going in, because this county has changed dramatically since the last time ELAPP was on the ballot in 1990," Smith said. "It's now clear the public understands, absolutely, that they need to preserve natural areas for the future."

"Floridians, as a community, are saying 'we don't want to pave Florida over,'" said Ann Paul, regional coordinator for Audubon of Florida. "Our whole community pulled together for clean air, clean water, open space and wildlife."

Floridians have approved 80 percent of local land conservation funding measures since 1996, according to the Trust for Public Lands.

Nationally, 71 percent of the conservation ballot initiatives passed Tuesday, the biggest of which was the Minnesota Clean Water, Land and Legacy constitutional amendment accounting for $5.5 billion. It is the single largest conservation ballot measure in history.

Reporter Yvette C. Hammett can be reached at (813) 865-1566.



Tribune file photo by ROBERT BURKE

Florida voters approved a constitutional amendment that gives a tax break to landowners who set aside property for conservation.

11/9/08

APPENDIX “I”

Maps

Hillsborough County
Conservation and Environmental Lands Management

- CELM Managed Sites
- ELAPP Acquired Sites
- Conservation Parks
- Paved Trail
- Boat Ramps
- Other Public Land
- Other Preservation
- Acquisition of Convenience

- Commissioner Districts
- City Limits

Park Impact Fee Zones

- Central
- Northeast
- Northwest
- South

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Hillsborough County Florida

N

1

2

3

4

TAMPA

TEMPLE TERRACE

PLANT CITY

Lake Frances Nature Preserve
Lake Park Nature Preserve
Upper Tampa Bay Trail - Lutz Lake Fern Trailhead
Brooker Creek Buffer Nature Preserve
Brooker Creek Headwaters Nature Preserve
Brooker Creek Buffer Addition Nature Preserve
Lake Conservation Park
Northdale Lake Park Trail
Lake Rogers Conservation Park
Northwest Equestrian Conservation Park
Bakas Equestrian Center
Rocky Creek Trails Nature Preserve
Upper Tampa Bay Trail - Whiskey Blvd. Trailhead
Upper Tampa Bay Conservation Park
Town 'n Country Nature Preserve
Upper Tampa Bay Trail - Channel Park Trailhead
Upper Tampa Bay Trail - Memorial Trailhead
Town 'n Country Greenway
Double Branch Bay Nature Preserve
Rocky Creek Coastal Nature Preserve
Pam Callahan Nature Preserve
Courtney Campbell Boat Ramp
Diamondback Nature Preserve
Gandy Boat Ramp
Cypress Creek Nature Preserve
Violet Cury Nature Preserve
Flatwoods Conservation Park
Morris Bridge Conservation Park
Trout Creek Conservation Park
John B. Sargeant Conservation Park
Lettuce Lake Conservation Park
Dead River Conservation Park
Blackwater Creek Nature Preserve
Lower Green Swamp Nature Preserve
Baker Creek Boat Ramp
Florida College Nature Preserve
Tampa Bypass Canal - Harney Park Boat Ramp
Eureka Springs Conservation Park
Lake Weeks Boat Ramp
McKay Bay Nature Preserve
Sydney Dover Trails Conservation Park
Howell Creek Branch Nature Preserve
English Creek Nature Preserve
Edward Medard Conservation Park
Williams Boat Ramp
Pebble Park
Alafia Scrub Nature Preserve
Jeanie and Pete Johnson Nature Preserve
The Kitchen Nature Preserve
Fred and Idah Schultz Nature Preserve
Golden Aster Scrub Nature Preserve
Alafia River Boat Ramp
Riverview Civic Center Boat Ramp
Lithia Springs Conservation Park
Boy Scout-North Nature Preserve
Boy Scout-South Nature Preserve
Alderman's Ford Nature Preserve
Alderman's Ford Conservation Park
Alafia River Corridor-North Nature Preserve
Fish Hawk Creek-North Nature Preserve
Bell Creek Nature Preserve
Fish Hawk Creek-South Nature Preserve
Alafia River Corridor-South Nature Preserve
Rhodine Scrub Nature Preserve
Triple Creek Nature Preserve
Balm Boyette Scrub Nature Preserve
Stacy B. White Nature Preserve
Bullfrog Creek Scrub Nature Preserve
Balm Scrub Nature Preserve
Balm Scrub Addition Nature Preserve
Apollo Beach Nature Preserve
E.G. Simmons Conservation Park
Wolf Branch Nature Preserve
Bahia Beach Nature Preserve
Riverton Tract
Ruskin Commongood Boat Ramp
Cockroach Bay Boat Ramp
Cockroach Bay Nature Preserve
Domino Park Boat Ramp
Sun City Heritage Park Nature Preserve
Wildcat Creek Boat Ramp
Little Manatee River Corridor Nature Preserve
Camp Bayou Nature Preserve
Cockroach Creek Nature Preserve
Little Manatee River Corridor Nature Preserve
Little Manatee River Corridor Nature Preserve

ENVIRONMENTAL LANDS ACQUISITION AND PROTECTION PROGRAM PRIORITY ACQUISITION MAP

AUGUST 2024

- Priority Acquisition (~28,028 acres)
- Urban Service Areas
- Under Contract ELAPP
- Acquired ELAPP
- Approved ELAPP
- Other Public Land
- Other Preservation

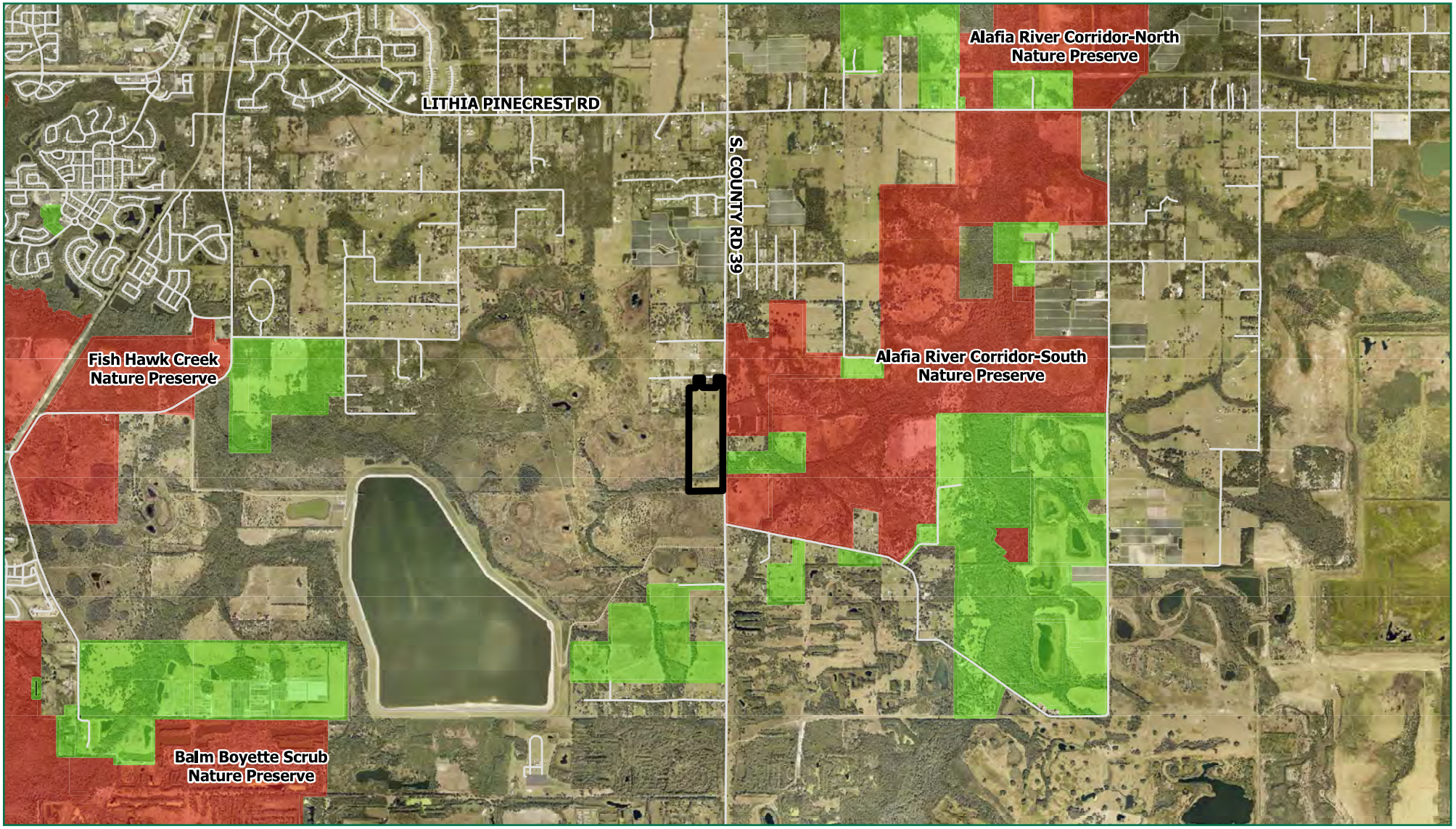
N
W E
S

FUTURE MOSAIC LAND DONATION (BOUNDARY TBD)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Alafia River Corridor - South

Boundary Modification



LEGEND

Boundary Modification (102.3 Acres)

ELAPP

Acquired

Approved

Hillsborough County Florida

N

0 0.4 0.8 Miles

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Alafia North Prong

Acquired Site



LEGEND

ELAPP

- Acquisition of Convenience to Acquired (120.5 Acres)
- Acquired
- Conservation Easement

Hillsborough County Florida

N

0 0.09 0.18 Miles

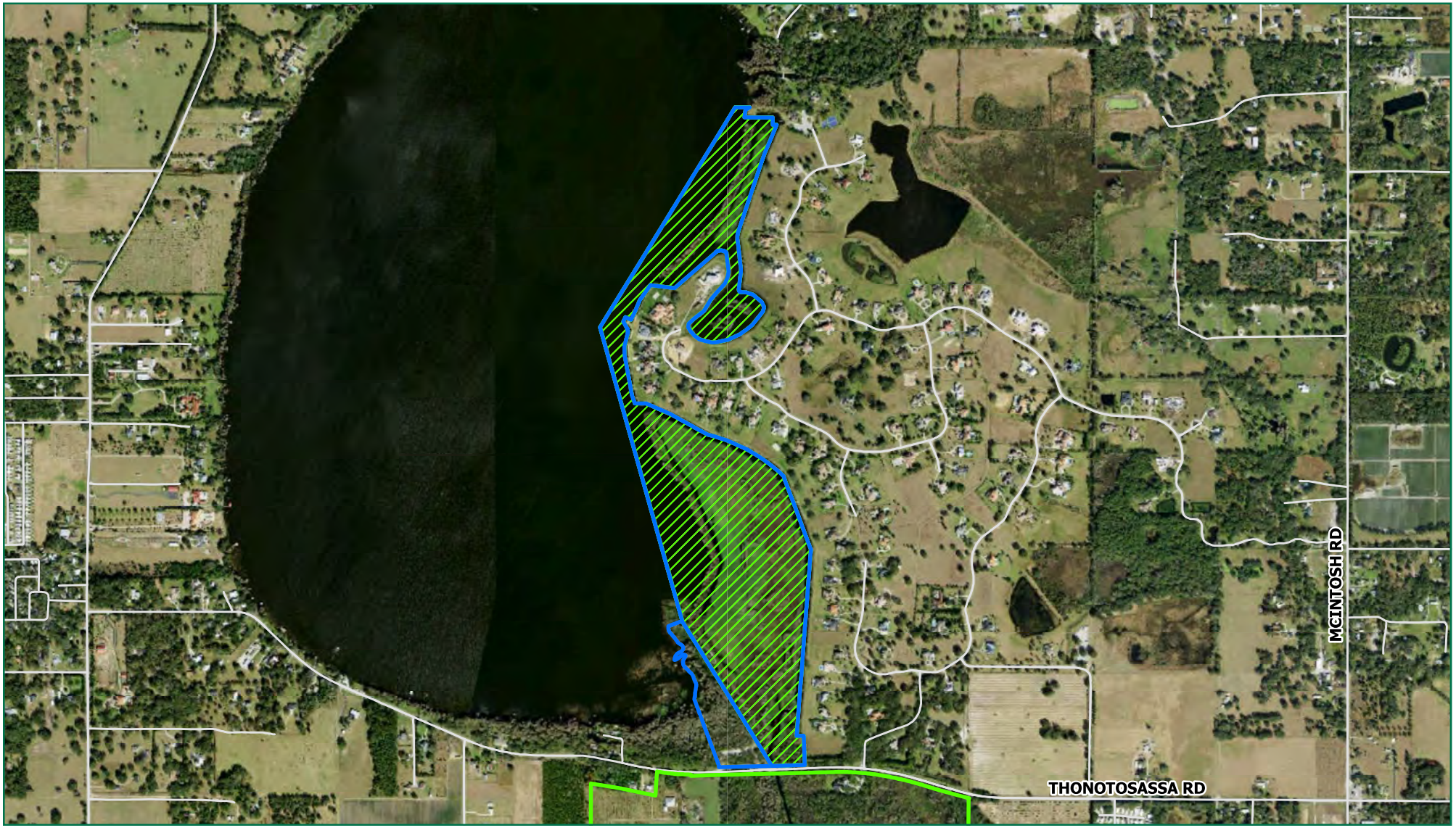
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Baker Creek

Approved Site



LEGEND

ELAPP

- Approved
- Other Public Land
- Remove from ELAPP (139.3 Acres)

Hillsborough County Florida

N

0 0.1 0.2 Miles

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Balm Boyette Scrub

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (285.8 Acres)

Hillsborough County Florida

N

0 0.08 0.16 Miles

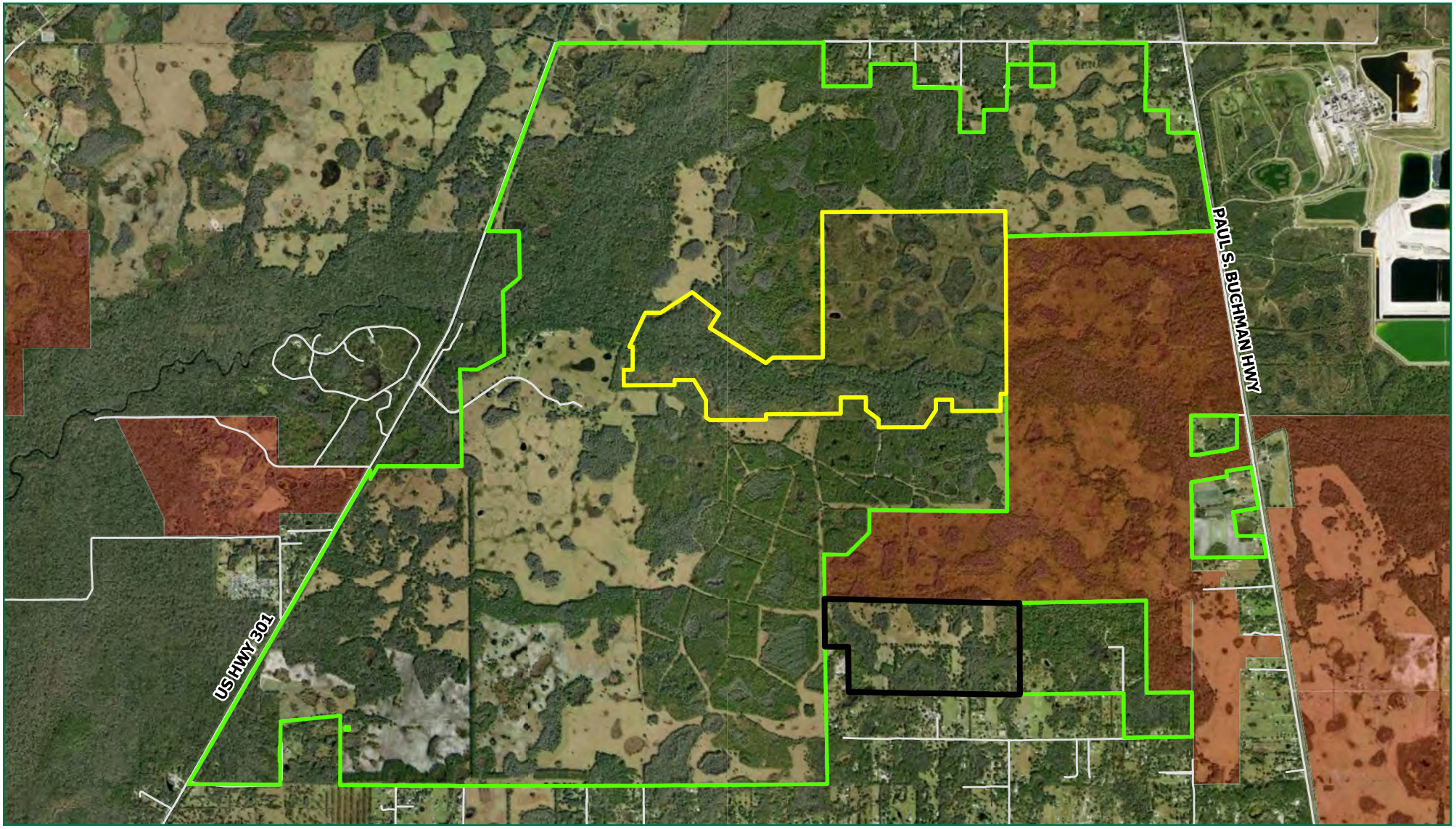
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Blackwater Creek Nature Preserve

Boundary Modification



LEGEND

- Boundary Modification (321.8 Acres)
- Other Preservation

ELAPP

- Approved
- Acquired

Hillsborough County Florida

N

0 0.3 0.6 Miles

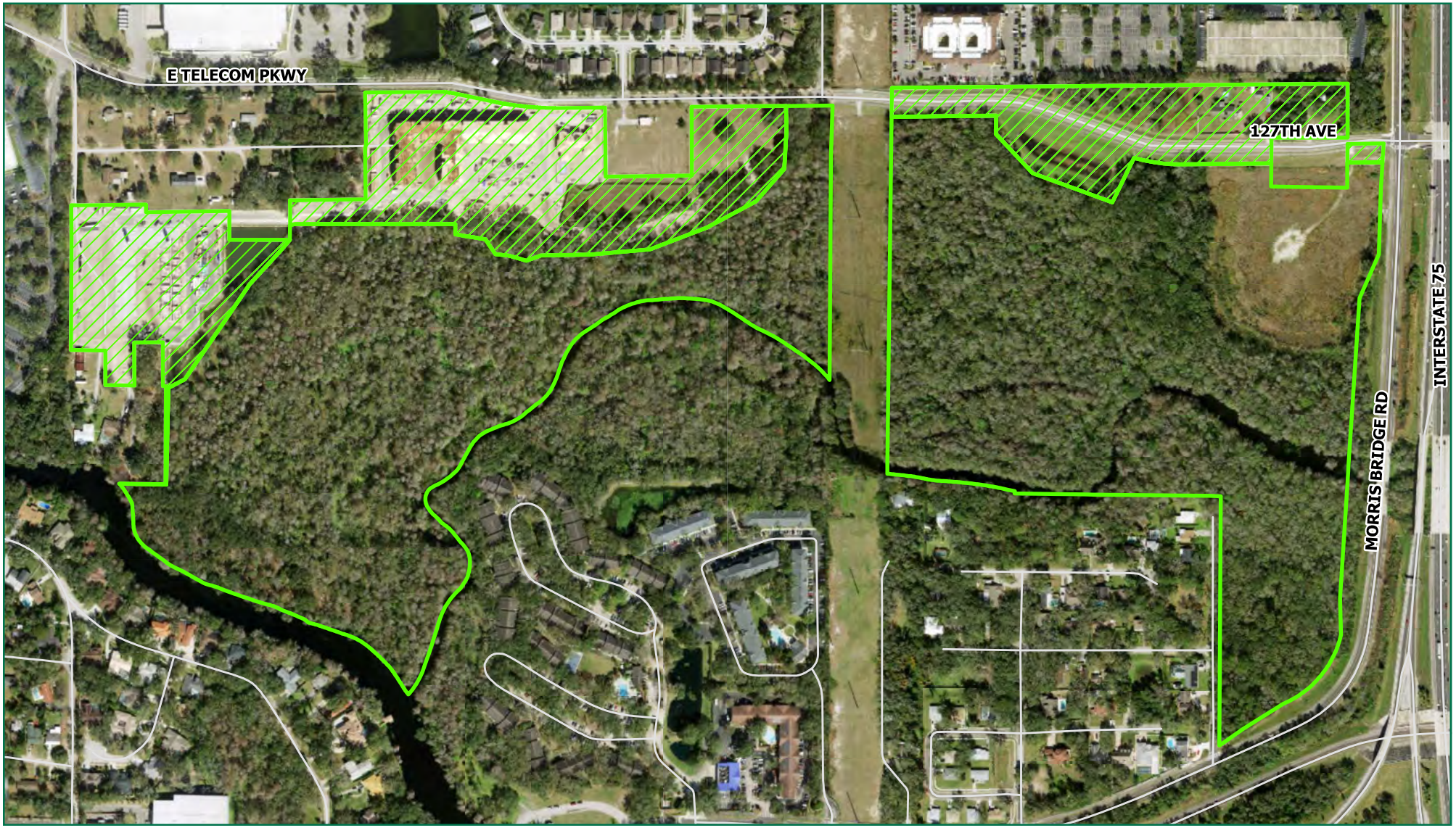
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Cow House Creek

Approved Site



LEGEND

ELAPP

- Approved
- Remove from ELAPP (29.9 Acres)

Hillsborough County Florida

N

0 0.04 0.07 Miles

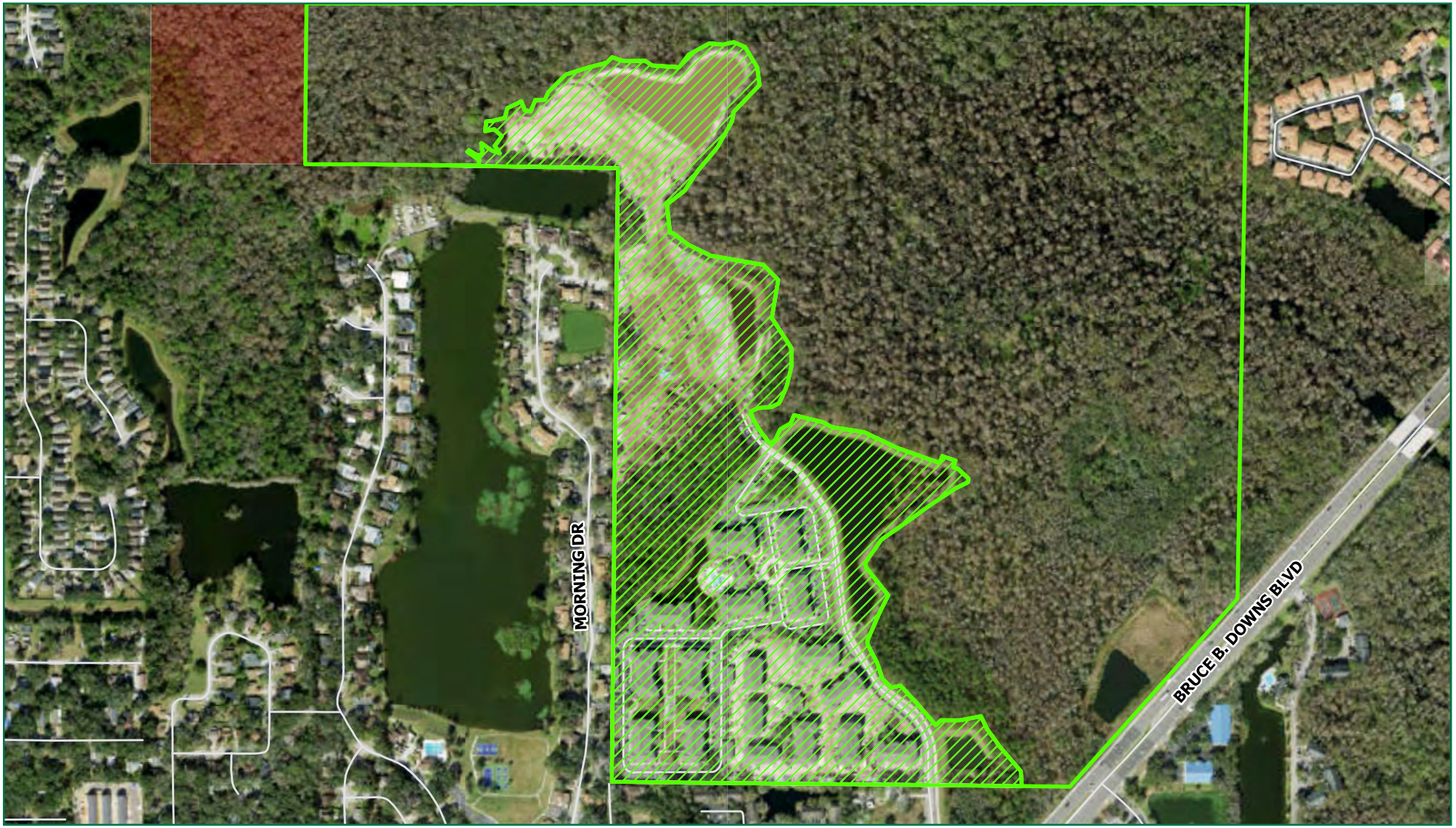
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Cypress Creek

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (69 Acres)

Hillsborough County Florida

N

0 0.04 0.09 Miles

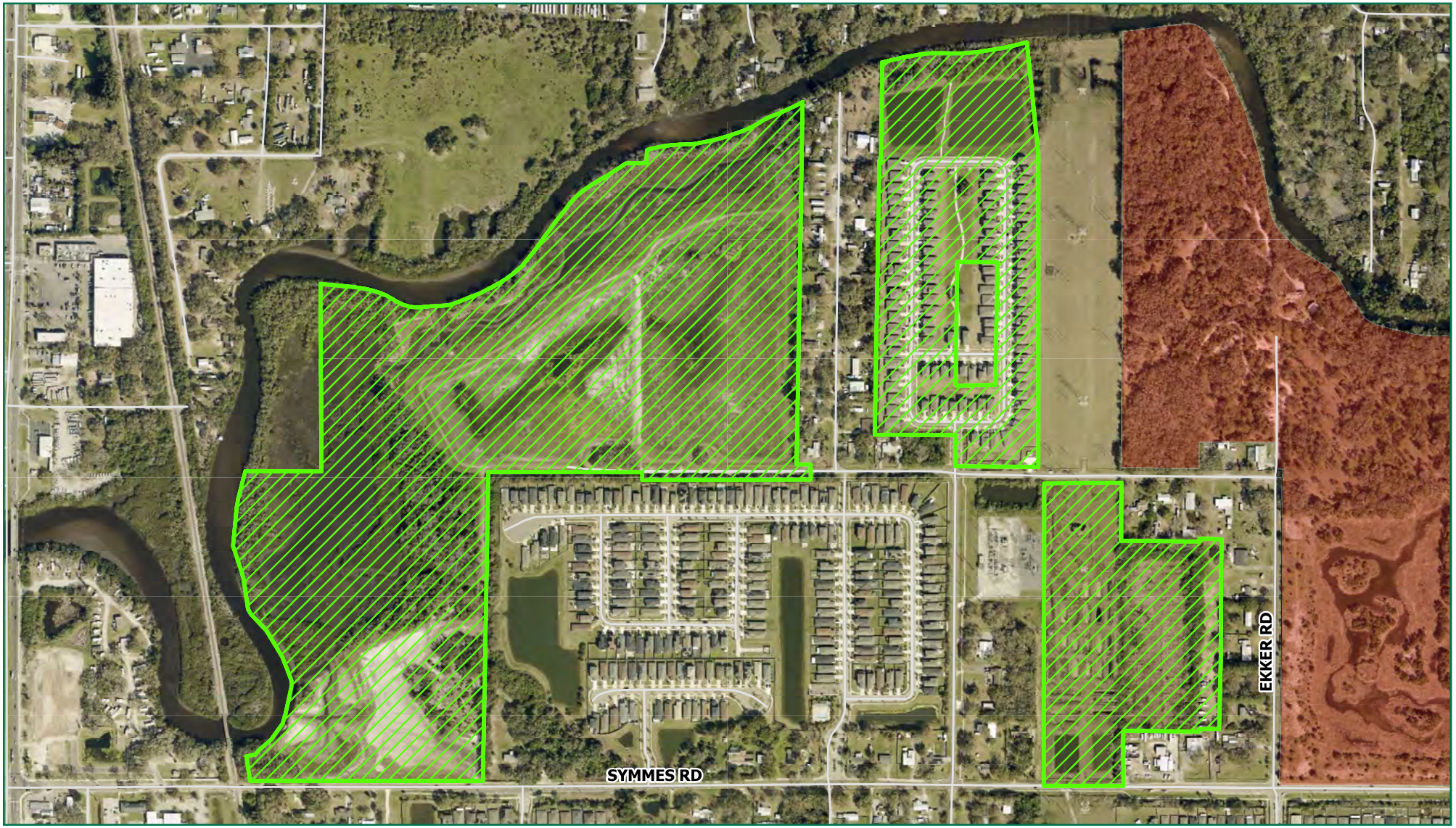
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Ekker Addition

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (122.9 Acres)

Hillsborough County Florida

N

0 0.04 0.09 Miles

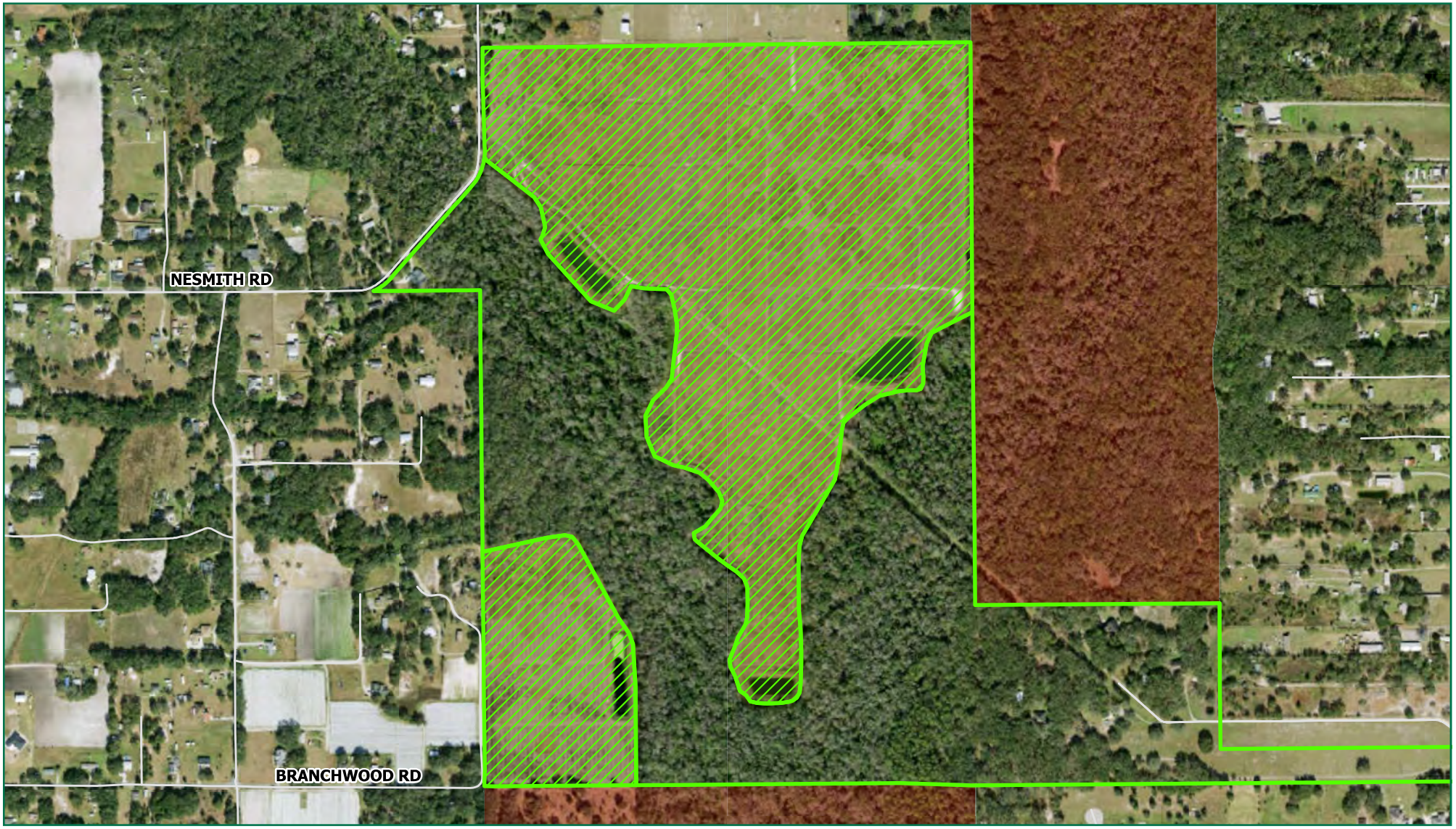
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English Creek

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (138.4 Acres)

Hillsborough County Florida

N

0 0.06 0.12 Miles

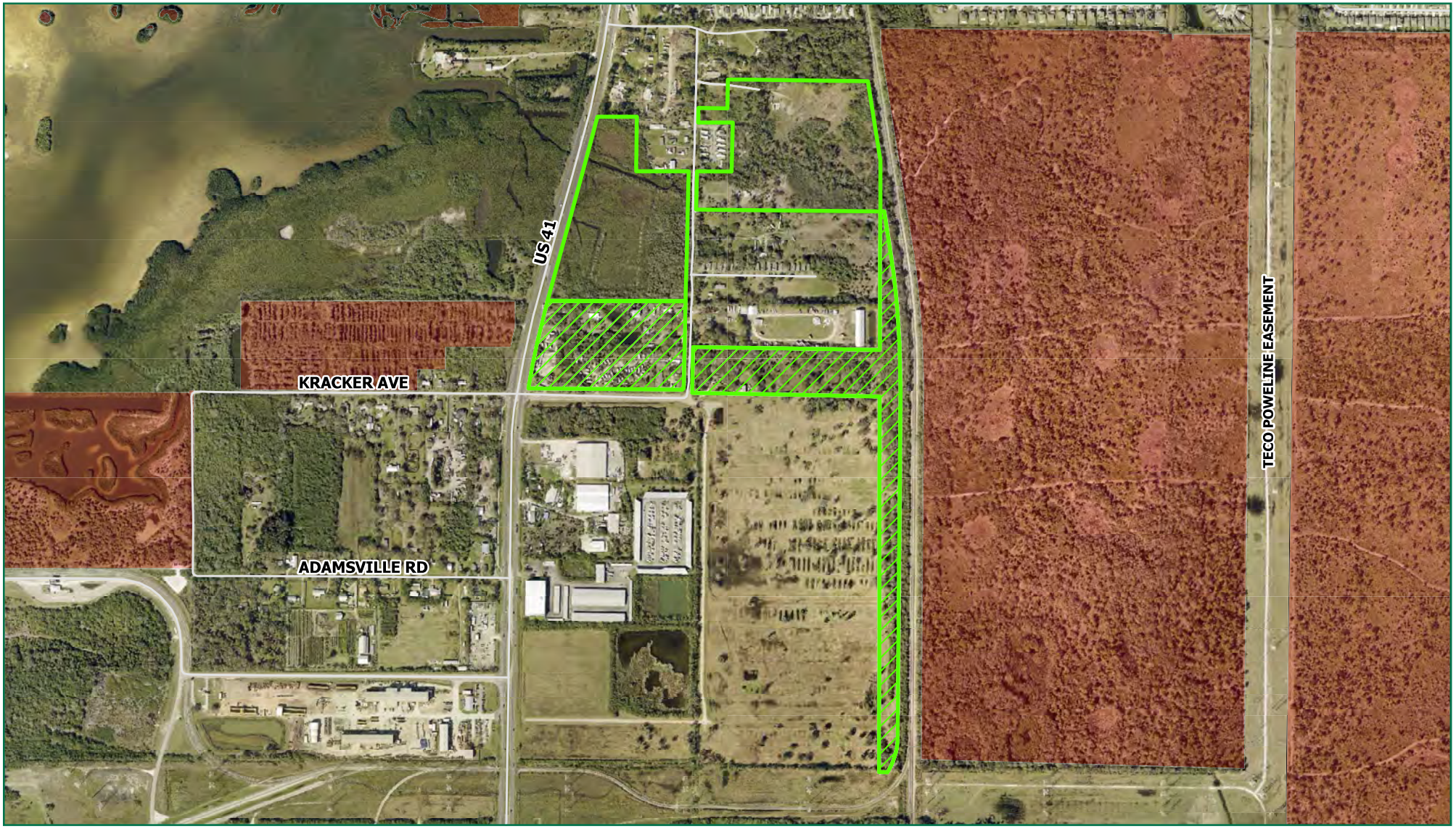
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Golden Aster Scrub/Kitchen Connection

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (37.6 Acres)

Hillsborough County Florida

N

0 0.08 0.16 Miles

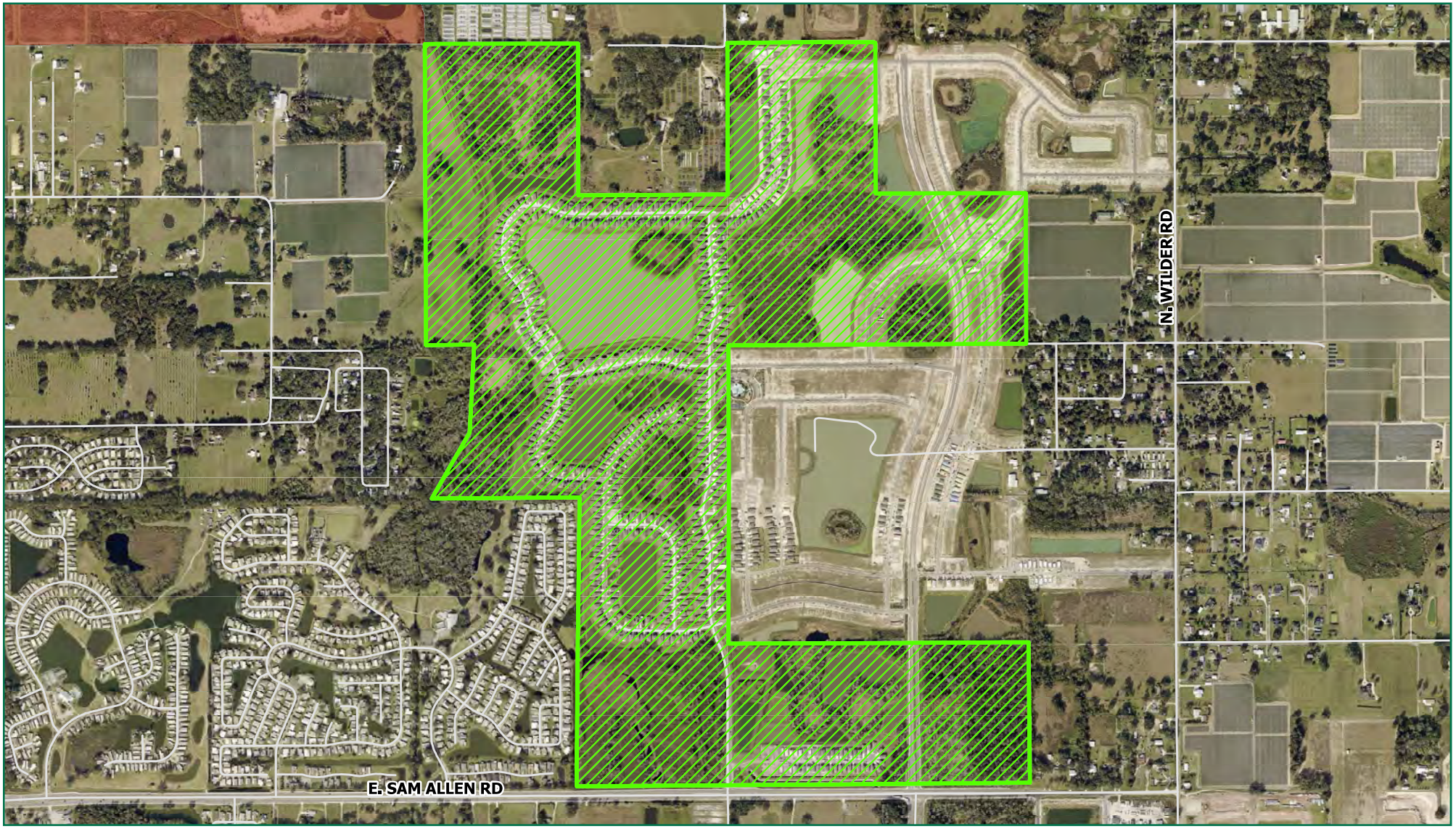
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McIntosh/Zach Tract

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (469.8 Acres)

Hillsborough County Florida

N

0 0.1 0.2 Miles

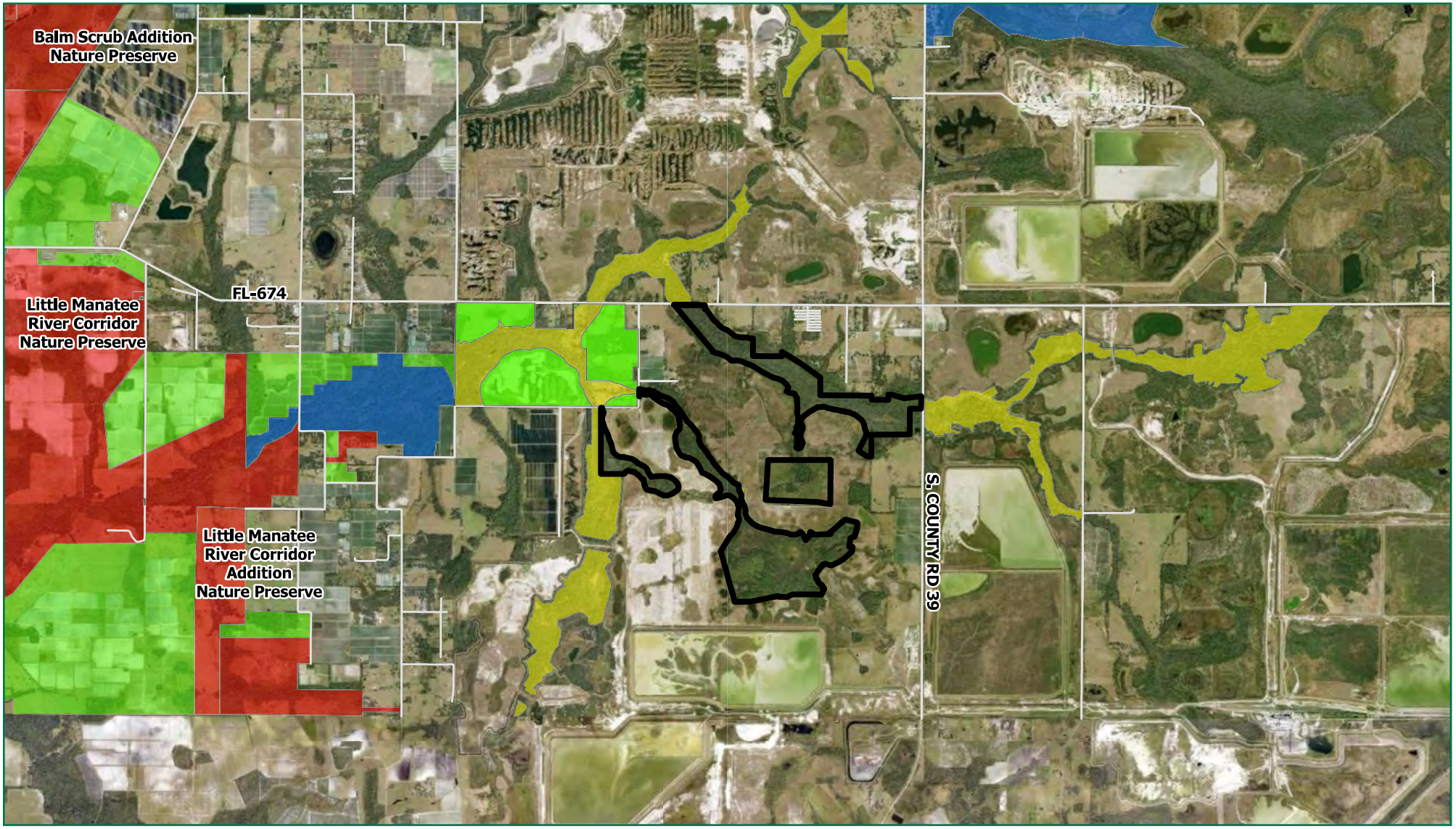
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Mosaic

Boundary Modification



LEGEND

- Boundary Modification (1,226.5 Acres)

ELAPP

- Acquired
- Approved
- Other Preservation
- Other Public Land

Hillsborough County Florida

N

0 0.55 1.1 Miles

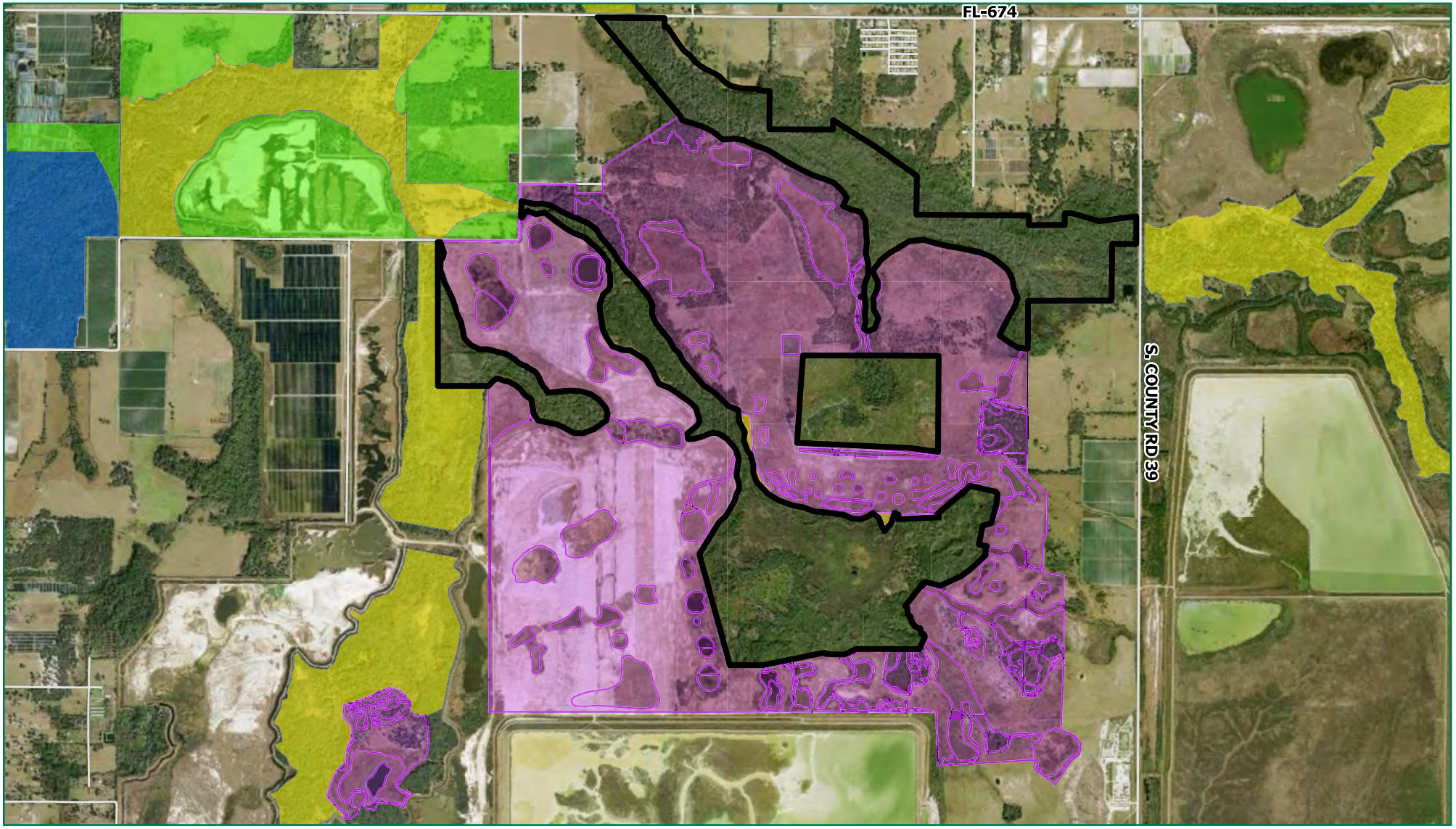
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Mosaic

Boundary Modification



LEGEND

- Boundary Modification (1,226.5 Acres)
- Donation Area (3,076.6 Acres)
- Other Preservation
- Other Public Land

ELAPP

- Approved

Hillsborough County Florida

N

0 0.25 0.5 Miles

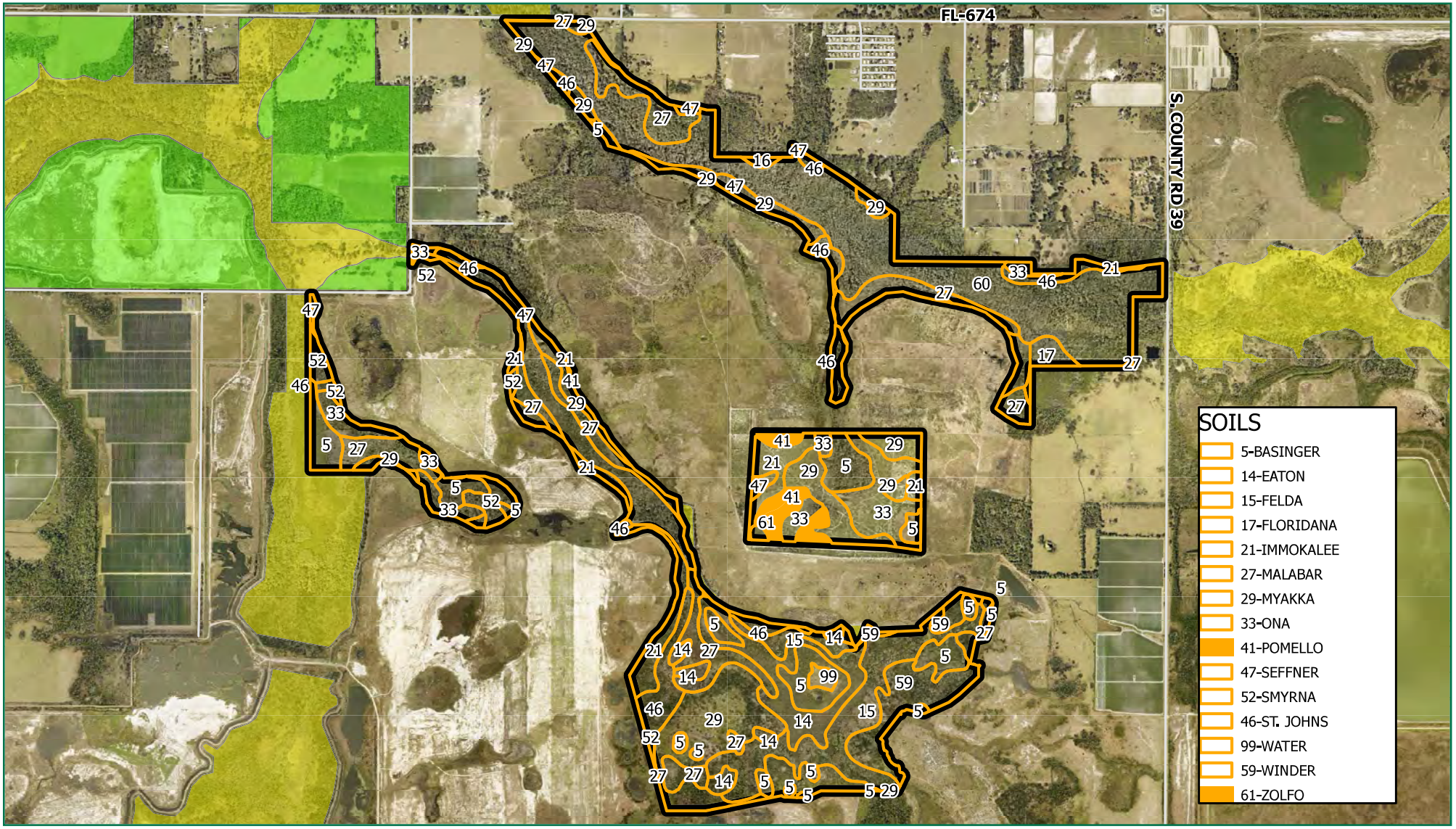
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Mosaic

Boundary Modification



LEGEND

- Boundary Modification (1,226.5 Acres)
- Other Preservation

ELAPP

- Approved

SOILS

- Non-Xeric
- Xeric

Hillsborough County Florida

N

0 0.2 0.4 Miles

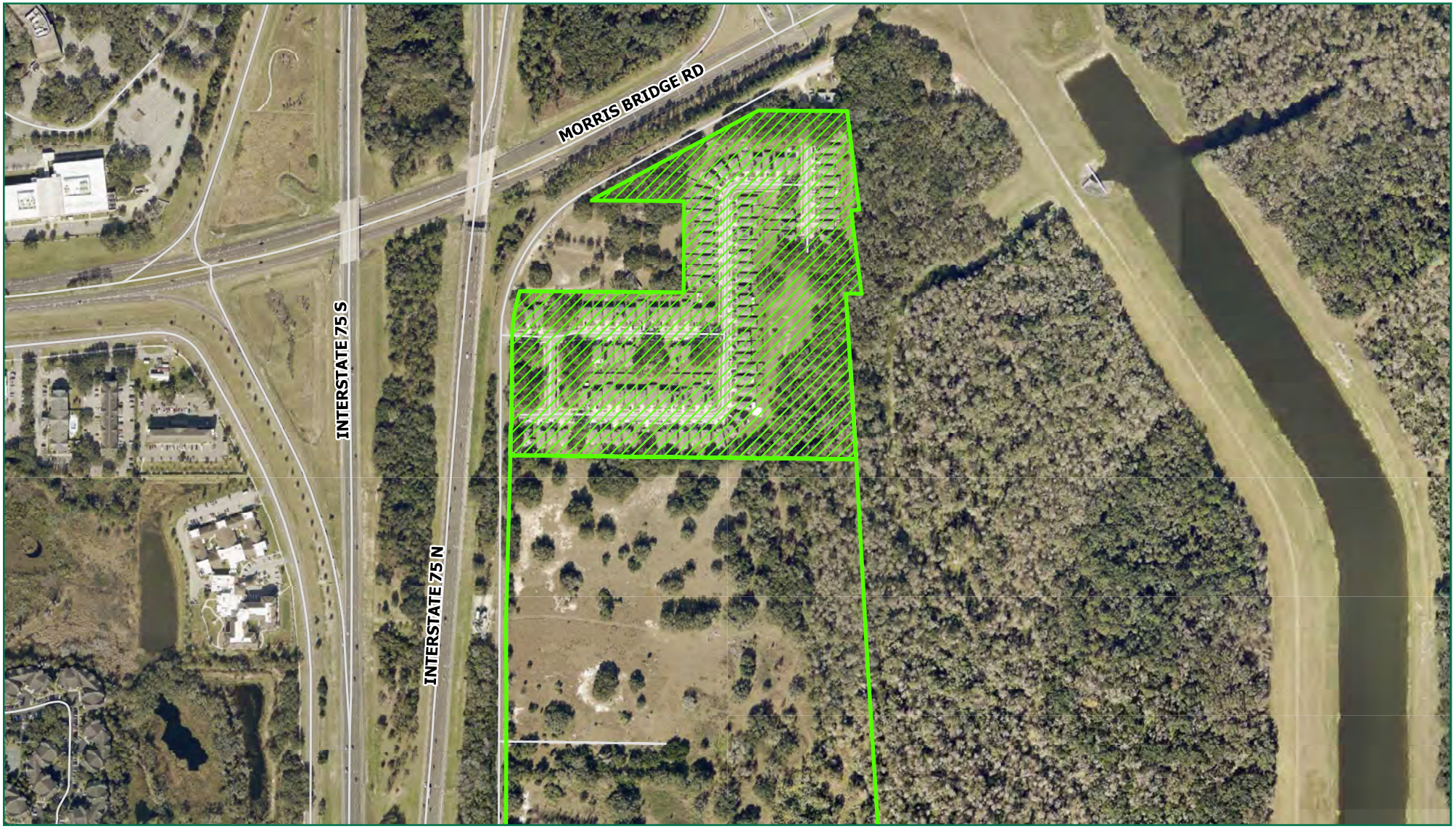
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Old Morris Bridge Road

Approved Site



LEGEND

ELAPP

- Approved
- Remove from ELAPP (26.6 Acres)

Hillsborough County Florida

N

0 0.04 0.08 Miles

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Rocky Creek Coastal

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (16.9 Acres)

Hillsborough County Florida

N

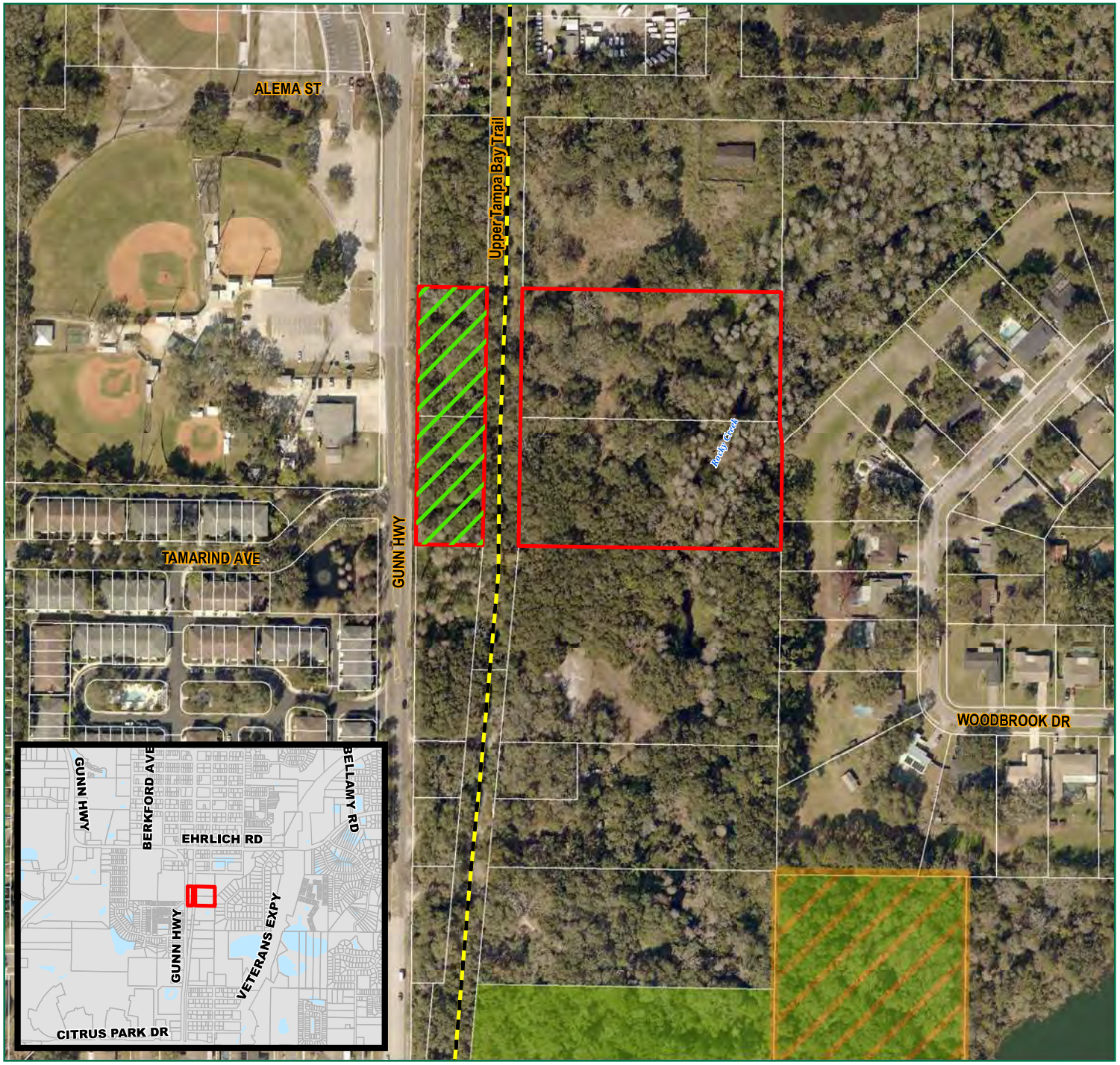
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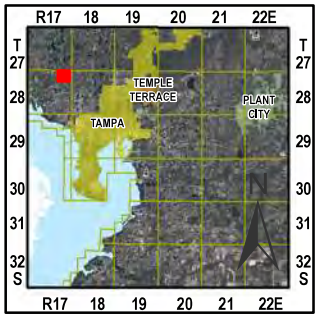
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Hockman Property - Rocky Brushy Creek





LEGEND

- Approximate Boundary of Property
- Acquisition of Convenience
- Acquired ELAPP Lands
- Other Public Lands
- Upper Tampa Bay Trail

Hillsborough County Florida

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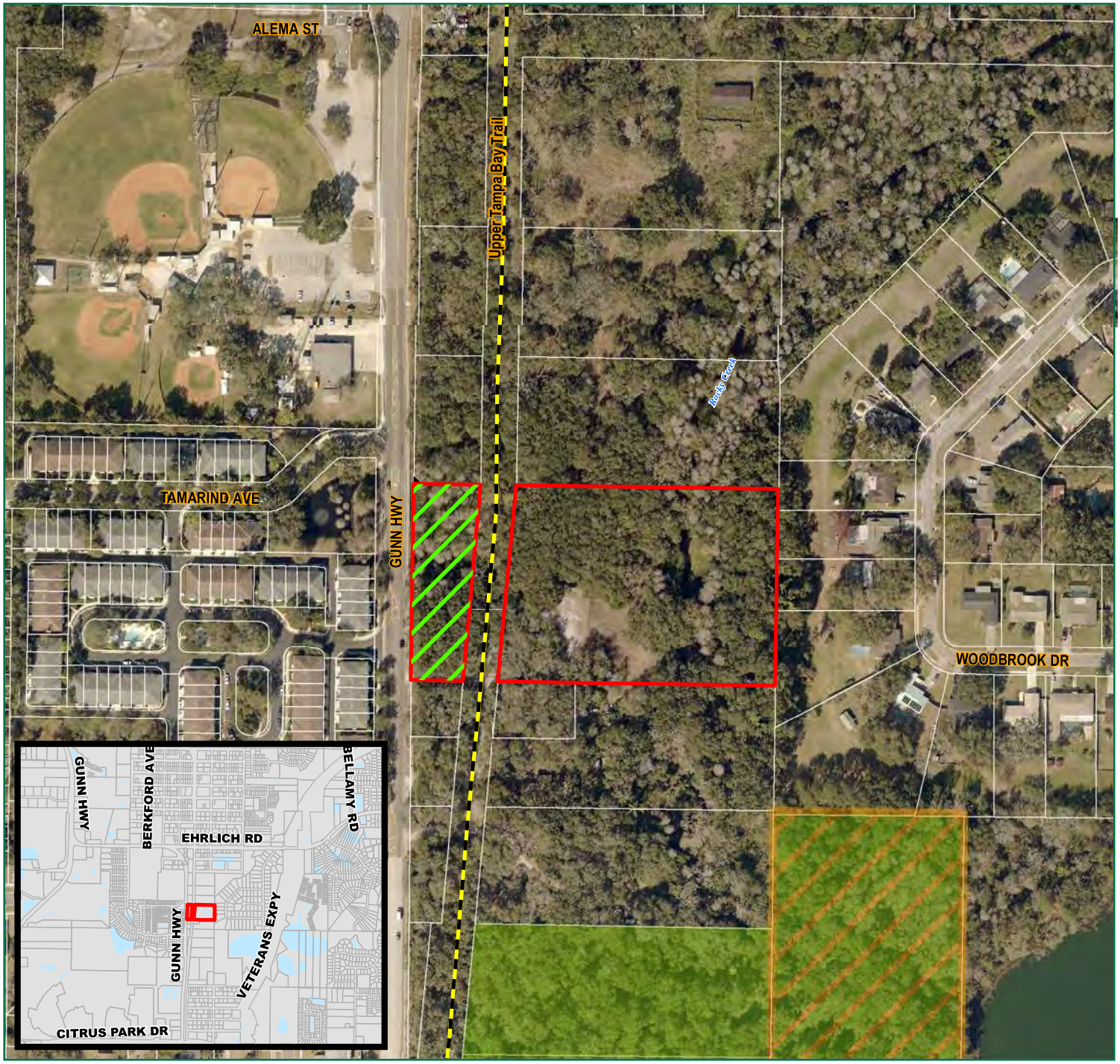
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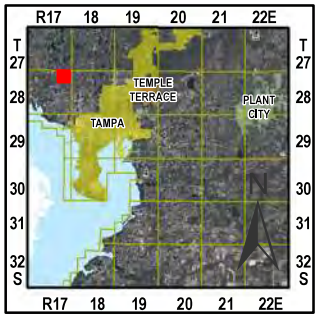
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Date: 04/29/2020 Path: W:\Conservation_EnvironLands\G20-0302_Misc_ELAPP_MapsFY20\Maps\Hockman Property - Rocky Brushy Creek.mxd

Billingsley Property - Rocky Brushy Creek





LEGEND

- Approximate Boundary of Property
- Acquisition of Convenience

Hillsborough County Florida

601 E Kennedy Blvd, Tampa, FL 33602
(813) 272-5900
printroom@hillsboroughcounty.org

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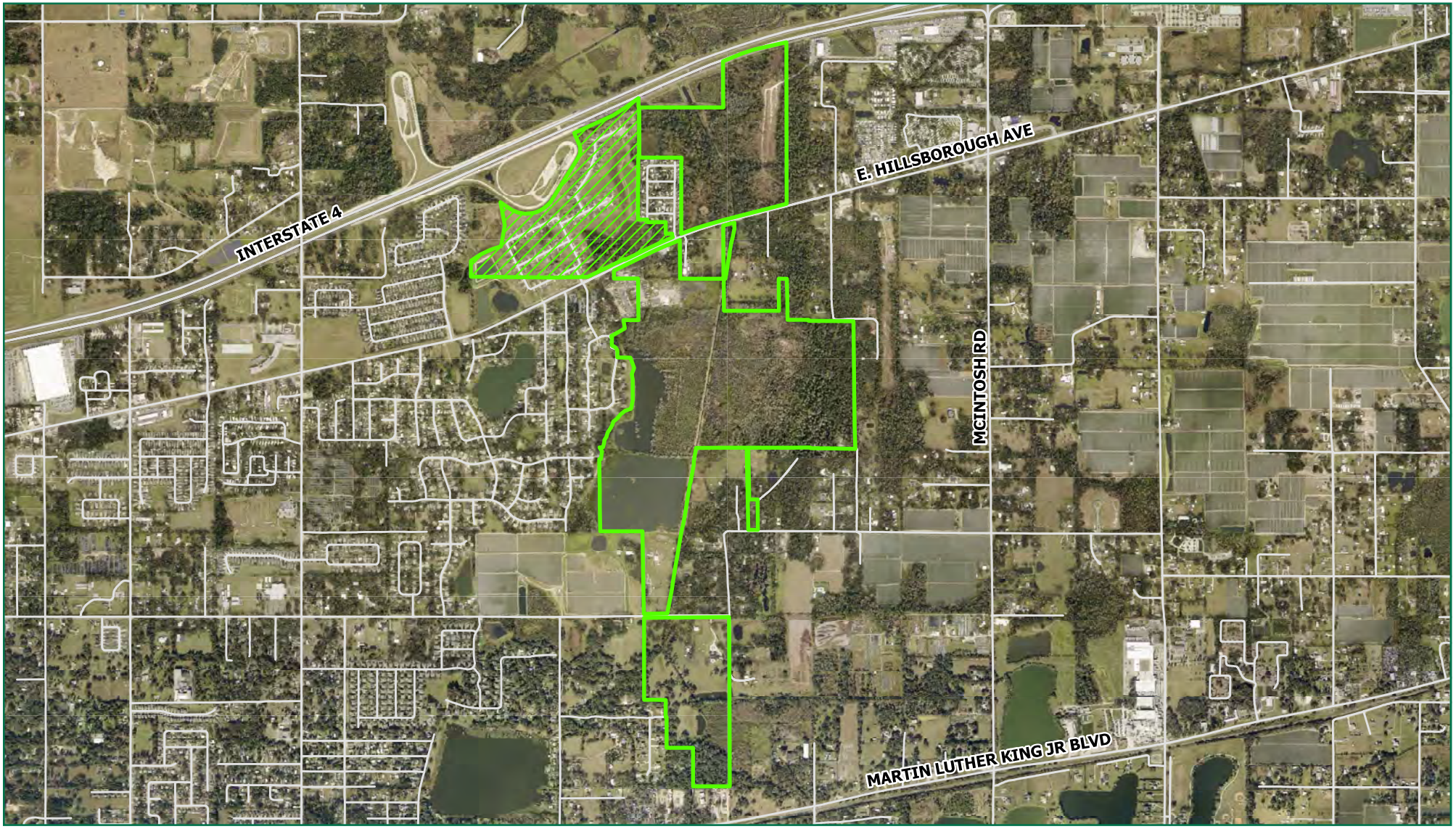
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Date: 06/22/2020 Path: W:\Conservation_EnvironLands\G20-0302_Misc_ELAPP_MapsFY20\Maps\Billingsley Property - Rocky Brushy Creek.mxd

Simmons Hammock Greenway

Approved Site



LEGEND

ELAPP

- Approved
- Remove from ELAPP (91.6 Acres)

Hillsborough County Florida

N

0 0.15 0.3 Miles

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The Kitchen

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (9.8 Acres)

Hillsborough County Florida

N

0 0.01 0.02 Miles

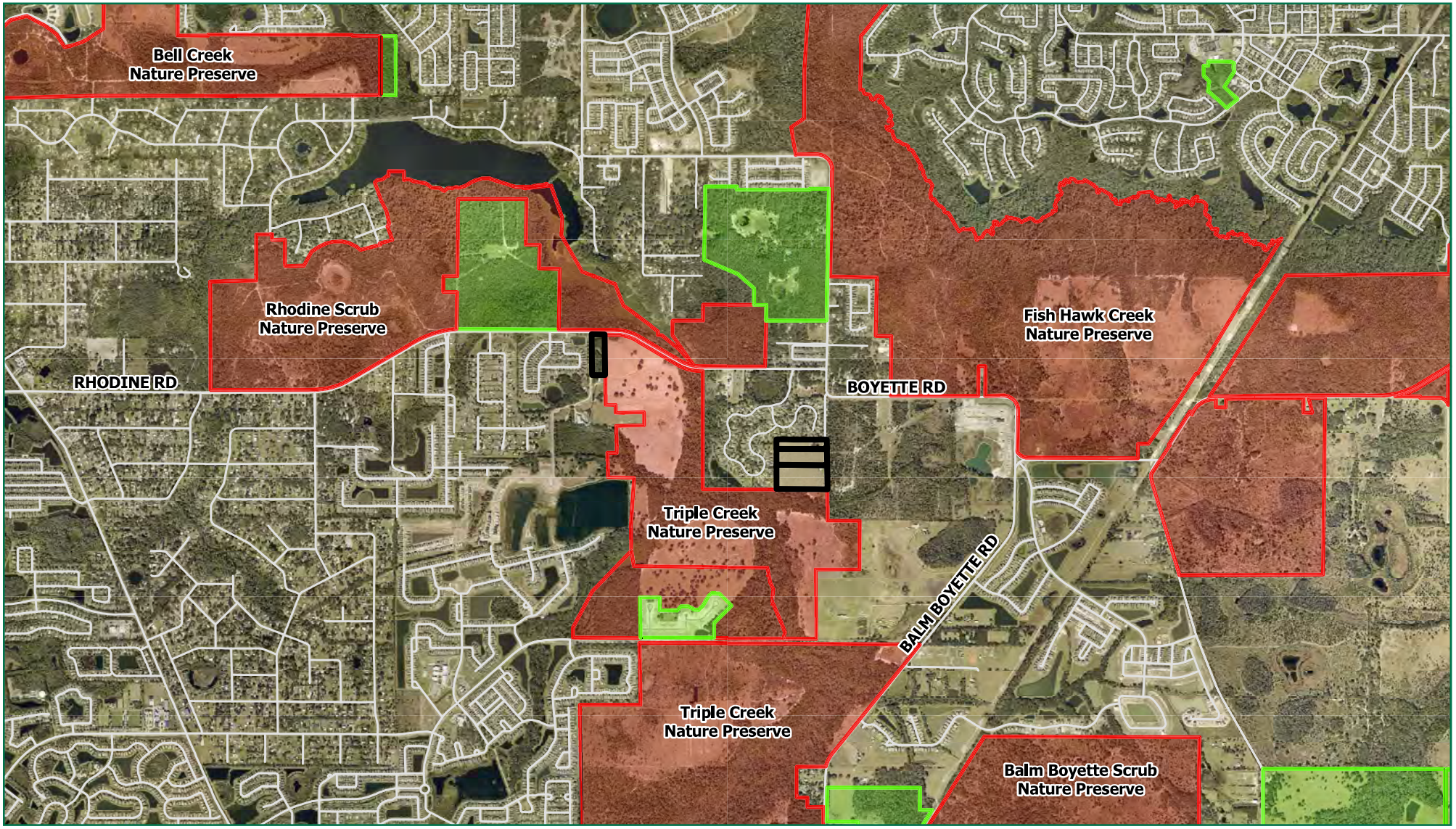
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Triple Creek

Boundary Modification



LEGEND

Boundary Modification (32.4 Acres)

ELAPP

- Acquired
- Approved

Hillsborough County Florida

N

0 0.2 0.4 Miles

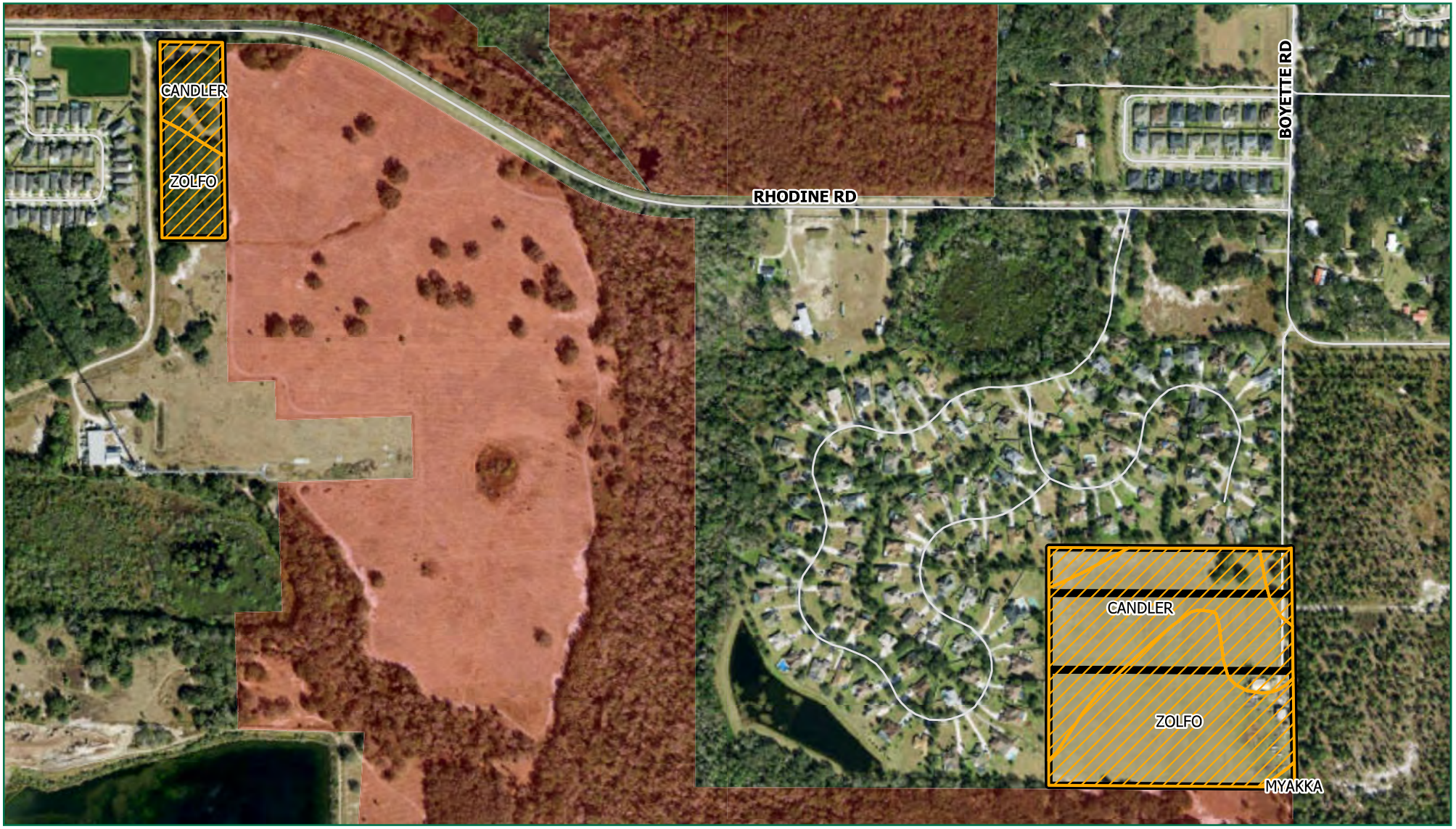
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Triple Creek

Boundary Modification



LEGEND

Boundary Modification (32.4 Acres)

ELAPP

Acquired

SOILS

Non-Xeric

Xeric

Candler

Zolfo

Hillsborough County Florida

N

0 0.05 0.1 Miles

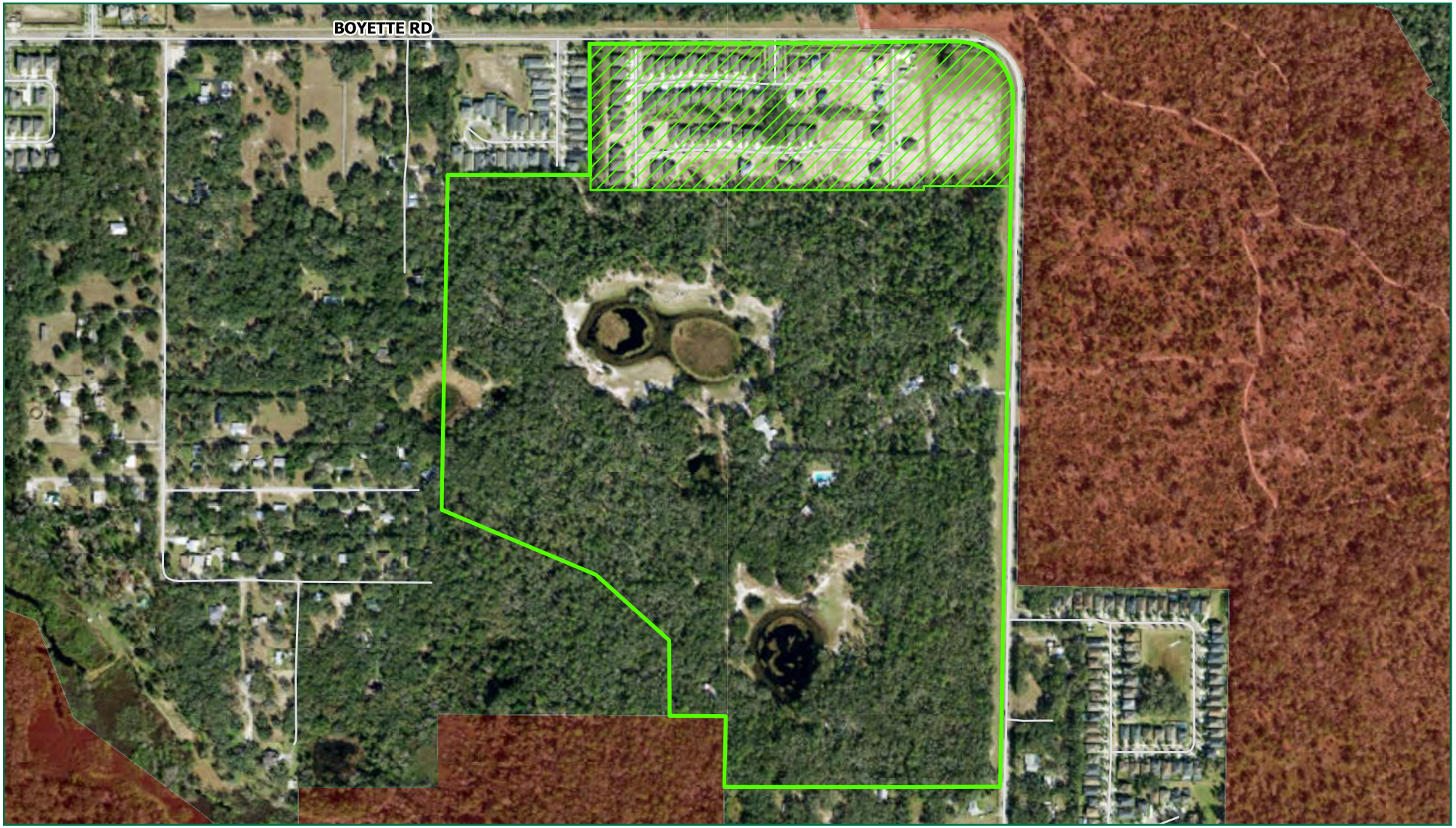
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Triple Creek

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (31.3 Acres)

Hillsborough County Florida

N

0 0.05 0.1 Miles

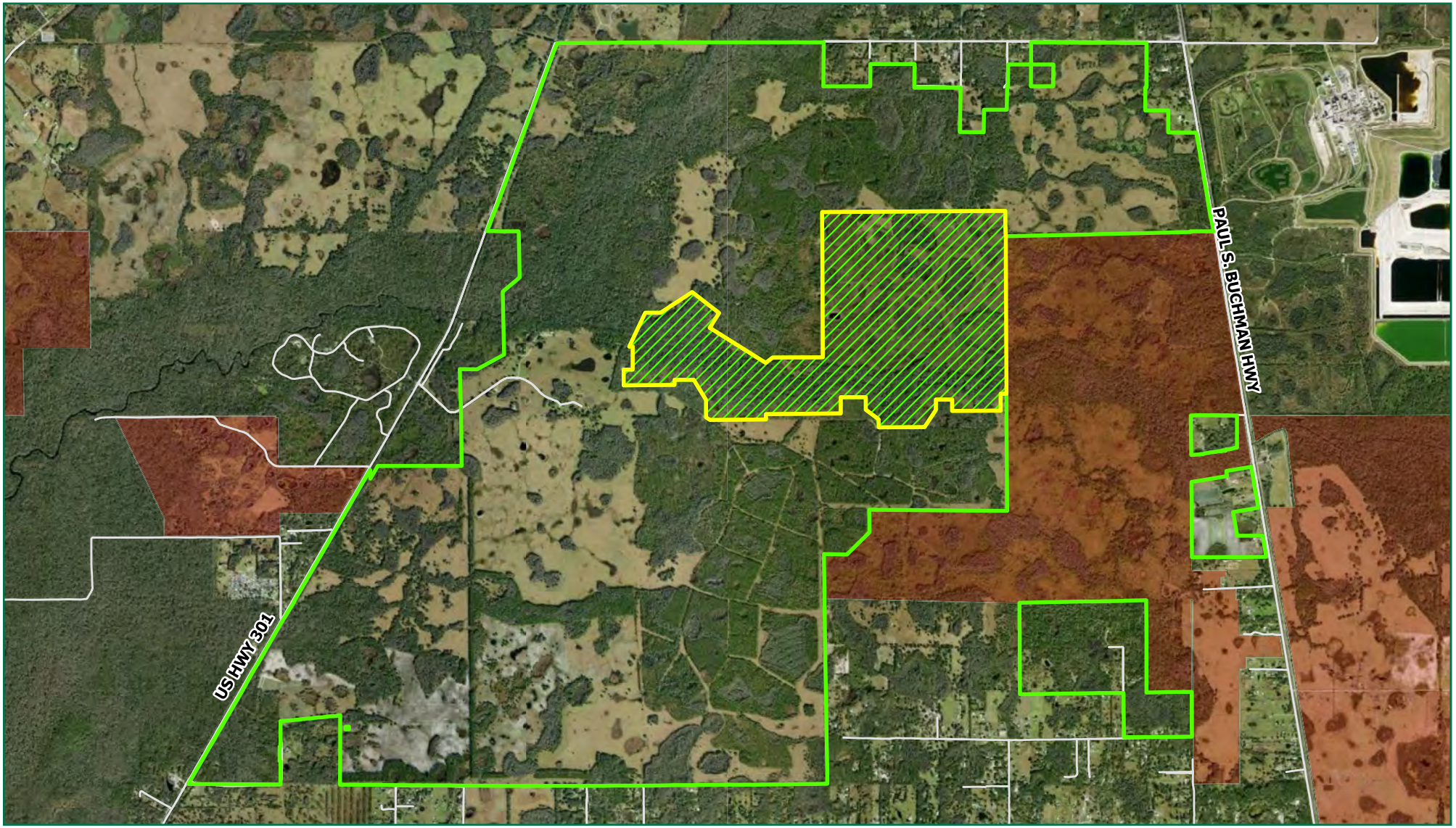
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Two Rivers Conservation Easement

Approved Site



LEGEND

ELAPP

- Approved
- Acquired
- Remove from ELAPP (964.2 Acres)
- Conservation Easement

Hillsborough County Florida

N

0 0.3 0.6 Miles

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