

## Morgan, Jean

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**From:** GatorBob [gatorbob@gatorbob.com]  
**Sent:** Monday, October 26, 2009 7:12 AM  
**To:** Morgan, Jean; Denise Layne; Felix T. Haynes; Heidi McCree; Hugh Gramling; Pamela (Pam) Jo Hatley; Rosanne Clementi ; Vivienne Handy; Alligator Bob Young; Barbara D. Aderhold ; Bev Griffiths; Bill Roberts; Charlotte Butler-Nelson; Cori Cuttler; Dennis Carlton; Diana Ferguson; Jack Berlin; Jane Gibbons; John McGrath; joyce Newnam; Kristin Bennett; Marcella O'Steen; Mariella Smith; Neil Cosentino; Pam Clouston; Scott Emery; Shawn College; Gran, Stephen; Terry Flott ; Vivia Bacca; Wesley Bailey; Andrew Zodrow; Bethany R. Leytham; Stetler, Bob; Michel, Carol; Helvenston, Edward; Stewart, Edith; Eric Sutton; Ennis, Hank; Roberts, Jim; Sheahen, John; Keith R. Fountain; Ken Jones; Hudson, Lori; Garsys, Lucia; Jones, Maria; Mark-David Adams; Kelly, Mike; Vanderploog, Paul; Harvey, Paula; Fowler, Peter; Lee, Renee - CAT; Richard Miller; Pinol, Sandra; Steven Blaschka; Fernandez, Susan; McElroy, Terry; Simon, Timothy; Will Bissett  
**Subject:** Cone Ranch Comments 10.23.09  
**Attachments:** header.htm

**MR. & MRS ROBERT N. YOUNG**  
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Cone Ranch Advisory Panel,  
And Hillsborough County

RE: Cone Ranch Advisory Panel Meeting  
October 23, 2009  
Public Comment

Madam Chairman, Members of this panel;

It is beyond my comprehension that I have sat through every one of these meetings and watch ten's of thousands of taxpayers dollars being spent..... For What???

1. The charge to this panel, was to determine the best way to PRESERVE AND PROTECT Cone Ranch in PERPETUITY.
2. Review the proposal on the table by a group of private, for profit, investors (FCEG) to purchase Cone Ranch for some un-disclosed sum of money and they would resell it to six wealthy investors who would by agreement preserve and protect the ranch in perpetuity?
3. Make the property available to ELAPP and keep the property in public ownership?

This is a NO BRAINER!

Hillsborough County has a Voter approved agency within the County Parks Recreation and Conservation Department, Funded by self imposed taxes to purchase privately owned lands, and natural resources to preserve and protect said lands in perpetuity. This agency, less some of you have obviously forgotten , is know as "Environmental Land Acquisition and Protection Program".

This notion that ELAPP (a Hillsborough County Agency) owned and operated by the public would have to buy Cone Ranch at it's highest and best use value, from the Hillsborough County Water Resource Department, (a Hillsborough County Agency) owned and operated by the public. Who by the way still owe the re-financed

bonds from the purchase in 1988 by the Board Of County Commissioners (the Deed holders) is the most outrageous proposal to screw the citizens of Hillsborough County I have ever witness in my 50 years of being a citizen activist.

It has been reiterated numerous times by FCEG and some of the county's technical staff that ELAPP will only have \$60M in bonding authority in this cycle and would not be able to purchase other parcels for preservation if the money was used to purchase Cone Ranch. What difference does it make if ELAPP spends \$60M on one parcel or ten.??? Ten much smaller parcels scattered around the County would not have any where near the Preservation impact on Natural Resources as one large parcel. This notion but forth by FCEG regarding ELAPP funding is a bunch of self serving non-sense.

Appraisals to determine best use and value costing somewhere between \$195K - \$420K to complete the appraisal scope before sale? Who's going to pay these costs, The Taxpayers? FCEG? ELAPP? An appraisal is not necessary to transfer Cone Ranch by interlocal agreement to ELAPP.

Now it stands to reason that after twenty one years, the taxpayers are still on the hook for the money used to purchase Cone Ranch for water resource purposes. The County Water Department after twenty one years under its authority has not developed any useable source of water, sales or distribution from the property that the Water Dept was given authority to do, and holds the property as a non-performing asset. Further, the Water Dept. has no mandate in its authority for land restoration/conservation purposes. Therefore, the property should be returned to the BOCC the same way the Water Dept. acquired it, ie; interlocal agreement.

As for the Tampa Bay Water's agreement to develop water from Cone Ranch, an agreement of which they have been unable to perform in 21 years, and will not be able to accomplish anytime within the foreseeable future, the BOCC should exercise their clause within the agreement and resend the "Water Rights" Agreement afforded TBW.

Hillsborough County Government has over the coarse of twenty one years, I'm sure, escrowed the monies from taxes, fees and assessments from the citizens of Hillsborough County necessary to retire the debt obligation bonds that purchased Cone Ranch originally.

Cone Ranch is currently and has always since 1988 been publicly owned by Hillsborough County Government. Various Public agencies have had use of this property in an effort to develop a public water supply, to wit; has not been accomplished and is no longer feasible. It has also become obvious after several attempts to develop or sell portions of Cone Ranch, that the citizens of Hillsborough County want their Publicly owned property to be placed under the County's ELAPP agency for PRESERVATION AND CONSERVATION in PERPETUITY.

If, Hillsborough County Government believes Cone Ranch is surplus property and should be sold rather than preserved and protected for future generations, then so publicly declare the property surplus. Stop spending thousands of dollars of the peoples money during these lean times to figure out how best to dupe the people out of more of their hard earned money. Is there not any integrity left in Government??

The solution was from the beginning, a simple common sense solution for the proposal not yet presented in its entirety by FCEG, is to convey a message to FCEG that Cone Ranch IS NOT for sale. The public has no need or desire to dispose of it. Hillsborough County already has a vehicle to Preserve Cone Ranch in Perpetuity.

Enough is enough.....Stop wasting Taxpayers Dollars reviewing the vague ever changing??? Proposal from FCEG..... Get on with it.....Cone Ranch is NOT FOR SALE!.... Period.

These written comments should make more sense than the verbal comments I made at the end of the panels 10.23.09 meeting.

Respectfully,  
Alligator Bob Young,