



Hillsborough County
Florida

Office of the County Administrator
Daniel A. Kleman
November 3, 1999

BOARD OF COUNTY COMMISSIONERS

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Mr. Michael P. Smith, P.E.
Camp Dresser & McKee, Inc.
1715 North Westshore Boulevard, Suite 875
Tampa, Florida 33607

Dear Mr. Smith:

SUBJECT: DISPOSAL OF SURPLUS PROPERTY
CONE RANCH

The above referenced real property is an asset of Hillsborough County's water and wastewater utility enterprise system. In 1988, the Water Department (WD) purchased Cone Ranch for \$12,189,394.36 for use as a potential future source of potable water from Tampa Bay Water (TBW), formerly the West Coast Regional Water Supply Authority. The property consists of approximately 12,850 acres and is located in the extreme northeast part of Hillsborough County. At the time of purchase, Hillsborough County and TBW entered into an agreement to develop the property for water production facilities. The WD retained ownership of the land and the management responsibilities, while TBW was given water development rights to the property. The County has leased portions of the property for cattle grazing and other agricultural activities and the Parks Department has managed the property with funding from the lease revenue.

TBW has installed wells on the property to monitor existing environmental conditions in anticipation of future development of a well field. Their current plan is to develop a 12-mgd well field consisting of approximately eight (8) well sites. It is anticipated that they will purchase the well sites, a site for pumping facilities and the appropriate easements.

Since the WD has no plans for current or future use of the property and has determined that the property is no longer necessary, useful, or profitable in the operations of the system, I am requesting that your firm review my findings and certify in writing that disposal of the property would be in the best interests of the system and the County. We have asked the BOCC to authorize the WD to initiate the required process to surplus Cone Ranch in keeping with BOCC direction that the property remain in the public domain for environmental open space, habitat, and recreation purposes. Staff is developing a financing plan for the transfer of the property to the County's general fund.

Attached are copies of location maps and BOCC agenda item. Please contact Cathy Jones at 272-5977, extension 2202, if you have any questions regarding this request.

Sincerely,

Keith S. Templeman
Michael W. McWeeny, Director
Water Department

MWM/cj/vm
Attachments

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