

# CONE RANCH QUESTIONS

Submitted by Pam Clouston, June 3, 2009

BOCC Requested review by the  
Environmental Advisory Panel

- ~ Who is FCEG?
- ~ What is this property worth?
- ~ Does ELAPP have first right of refusal?
- ~ How does The Nature Conservancy figure into this?
- ~ What does TNC have to gain?
- ~ Who in the Hillsborough County “Environmental Community” did FCEG talk to?
- ~ What are the existing partnerships on this property?
- ~ If it belongs to the water resources, how can the County sell it?
- ~ Which of these partnerships can be terminated, which cannot?
- ~ How much money would FCEG make on this deal?
- ~ What is this property costing Hillsborough County right now?
- ~ Should this property be sold to one or more “investors” could those divide the parcels again?
- ~ Would there be a guarantee that the remaining 800 acres would be a passive park and not a sports park?
- ~ Can there be a guarantee that no building on any of these parcels will be more than 400 square feet?
- ~ What is the exact proposed transaction structure?
- ~ Could these “conservation easements” become a wetland mitigation bank?

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- ~ If so, why wouldn't Hillsborough County want these dollars?
- ~ Is there already a buyer or buyer(s) lined up?
- ~ Would hunting be allowed on any of the conserved areas?
- ~ When did this proposal begin?
- ~ Who currently has access to this property?
- ~ Who are those that are using this property for private purposes?
- ~ Does Hillsborough County not have staff capable of putting together this type of deal?
- ~ Why do we even want to do this?