



Hillsborough County Florida

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)**

2019 ANNUAL REPORT

**ELAPP Site Assessment Team
ELAPP Site Review Team
ELAPP Site Selection Team**

CONSERVATION AND ENVIRONMENTAL LANDS MANAGEMENT DEPARTMENT

_____ 2020

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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 2019 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 Conservation and Environmental Lands Management Department'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 have been re-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 the policies, 2019 was the last year for citizens to submit new ELAPP nominations to Conservation and Environmental Lands Management staff. Any further ELAPP nominations will need to be presented to the ELAPP General Committee before being reviewed.

2019 ANNUAL JAN K. PLATT ELAPP REPORT

EXECUTIVE SUMMARY

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.

Since its inception, the ELAPP Teams have completed approximately 410 reviews and identified 134 sites as meeting the ELAPP criteria for protection or acquisition. Fifty-six sites are now considered as acquired.

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. Any future nominations will need to be presented to and receive the support of the ELAPP General Committee at a regular meeting.

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

Acquired Sites were reclassified as ‘Substantially Acquired’. 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 or have been added to approved sites for acquisition and restoration.

For the 2019 nomination cycle, there were ten nominations; three were nominations of land already approved for preservation, four were adjacent to existing preserves and qualified as boundary modifications to Pam Callahan, Cypress Creek, and Rock Creek Coastal Preserve and three sites qualified for a full assessment. Of those three, the Site Selection Team recommended ranking the Walton Acquisitions and Simmons Hammock Greenway, but since the owner of Egmont Key did not indicate an interest in being in the program, it will be ranked as Provisionally Suspended. In conjunction with staff recommendations, the Site Selection Team also recommended boundary modifications to expand the Alafia North Prong, Alafia South Prong, Balm Boyette Preserve (which included adding the Pringle Branch site), Cockroach Creek Greenway, Fish hawk, Little Manatee River Corridor, Little Manatee River Corridor Addition,, as well as boundary reductions to New Tampa Flatwoods, Port Tampa Restoration, Rocky/Brushy Creek Greenway, River Crest Park Addition, and Town and County Preserve. Sites reclassified as Suspended (due to development or fragmentation by development) include Cypress Lakes Flatwoods, Gray Road, Hoedt Road, Valrico Fire Tower and Williams Road.

From October 1, 2018 (the effective date of the last Annual Report) to September 30, 2019, the program preserved two parcels (53 acres) in the Little Manatee River Site with at total purchase price of \$1,019,000 and the 117-acre Hillsborough Community College Property at English Creek with a purchase price of \$550,000

As of October 1, 2019, the program has acquired, contracted, or participated in the preservation of about 61,980 acres at a cost of approximately \$264.4 million. ELAPP has been very successful in receiving joint acquisition funding, which has provided over \$87.1 million (or approximately 32.9%) toward the purchase price of these properties. However, since the State has either not funded or only provided very limited funding for Florida Forever since 2008, the County has not been able to pursue acquisition funding from the Southwest Florida Water Management District or grants from Florida Communities Trust Program (FCT), both of which have provided the vast majority of the ELAP Program's joint funding.

With the recent bond issue as of October 1, 2019, ELAPP has approximately \$67 million in bond proceeds available for acquisition (not committed to contracts). Unallocated ad valorem funds associated with the 1990 referendum are currently budgeted for capital acquisition and management costs. Since annual allocations are no longer associated with the program and staff costs are funded through general revenue, this report will only provide a financial summary as of the end of the fiscal year, which will include the available bond funds and the balance of the bond authorization that has not been issued.

Since the last Annual Report, the Environmental Lands Management Section successfully applied prescribed burns to 6,594 acres, installed 4.1 miles of security fencing, maintained approximately 450 miles of fire lanes, restored and monitored 1,503 acres of imperiled habitat, treated 3,497 acres of invasive plants, 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 initiated the third and final phase of the hydrological restoration at Lower Green Swamp Preserve which will restore 382 acres of forested and non-forested wetlands; received approval for the first Carbon Mitigation Bank at the Lower Green Swamp Preserve; and established the Trail CATS (County Associated Trail Steward) Volunteer program to help maintain hiking trails on preserved lands.

	Previous Rank
Special Sites	
Blackwater Creek	A
Lower Green Swamp Addition (F.K.A Cone Ranch Addition)	B
Essential Sites (Top Five scores)	
Alafia North Prong	A
Little Manatee Corridor Addition	A
Brooker Creek Buffer Addition	A
Cockroach Creek Greenway	A
Balm Boyette Addition	A
Important (Next Ten Highest Ranked)	
Varn /Cone Ranch Greenway	B
Knights Griffin Property	B
McIntosh/Zack Tract	B
Walton Acquisitions FL LLC	*
Rocky Brushy Creek Greenway	B
Wimauma Scrub	A
Ekker Addition	B
Nye Park Addition	B
Baker Creek and Tributaries	B
Golden Aster Scrub/Kitchen Connection	D
Desirable	
Sydney Dover Trails	
Cow House Creek	C
Lake Stemper	C
Old Morris Bridge Road	B
Pemberton Creek	B
Alafia River	C
Fish Hawk Park Portion	C
Simmons Hammock Greenway	*
Bullfrog Creek – Nundy	D
Georgetown	B

*new nomination/no previous rank

PROVISIONALLY SUSPENDED (Owners not willing to Sell at this time)

1. Egmont Key
2. Lake Park Conservation Park
3. Lake Rogers Conservation Park
4. Lithia Springs
5. Buckhorn Springs

NEW SUSPENDED SITES:

Site Name	Reason for Suspension
Cypress Lake Flatwoods	Mostly developed/wetlands protected
Dug Creek	Mostly developed
Gray Road	Partly developed/habitat fragmented
Hoedt Road	Uplands mostly developed/wetlands protected
Valrico Fire Tower	Partly developed/habitat fragmented
Williams Road	Mostly developed/ habitat fragmented

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. 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 "K"*.

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 done 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 original adopted ranking policy scores a site on fifteen factors (*Appendix "D"*). 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 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 36 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.

RECENT MAJOR EVENTS

Between FY2000 and FY2008, the BOCC assessed the balance of the .25 mill not required for debt service from the millage available from the County's operating budget, with the funds available for management and acquisition of additional property under the program. Since the start of the program, approximately \$21 million was provided from the first referendum and \$135.8 million was provided from the second referendum, with about \$63 million coming from bonds and \$72 million coming from the balance of the .25 mill. A total of \$ 83.6 million has been received through joint funding.

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 will be 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 "I"

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. Key portions of this audit are provided in Appendix "J".

With the 2009 bond issue essentially expended, in 2019 the Board issue bonds that provided \$67 million for land acquisition and capital management costs. County Bond Staff have indicated that there is about \$71.5 million still available under the 2008 referendum.

LESS THAN FEE ACQUISITIONS AND AGRICULTURAL BUFFERS

In an effort to help protect certain lands preserved, 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 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 preserved, 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 the 2019 annual report this classification is being suspended.

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 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 in-holdings and additions to existing preservation lands in an effort to limit increased operating costs.

A Financial Status based on October 1, 2019 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 “E”*.

Since the 2018 Annual Report, there have been three parcels acquired totaling approximately 169 acres with a total purchase price of \$1,569,000.

As of October 1, 2019, the program has preserved approximately 61,980 acres with a total purchase price of approximately \$264.4 million. The County has received over \$87.1 million in joint funding (or 32.9%). Since the Florida Legislature has not provided any substantive funding since 2009, there are very few opportunities for joint funding of preservation sites.

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 October 1, 2019, the Legislature has appropriated limited funding to programs that could fund land preservation in Hillsborough County.

SITE MANAGEMENT

A portion of the Countywide General fund, phosphate severance taxes, lease revenues, and restoration grants fund an Environmental Lands Management Section consisting of thirty-six permanent full-time members and four 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 6,594 acres, installed 4.1 miles of security fencing, maintained approximately 450 miles of fire lanes, restored and monitored 1,503 acres of imperiled habitat, treated 3,497 acres of invasive plants, 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 initiated the third and final phase of the hydrological restoration at the Lower Green Swamp Preserve which will restore 382 acres of forested and non-forested wetlands; received approval for the first Carbon Mitigation Bank at Lower Green Swamp Preserve; and established the Trail CATS (County Associated Trail Steward) Volunteer program to help maintain hiking trails on preserved lands.

2018-2019 NOMINATION CYCLE

For the 2019 nomination cycle, there were ten nominations; three were nominations of land already approved for preservation, four were adjacent to existing preserves and qualified as boundary modification to Pam Callahan, Cypress Creek, and Rocky Creek Coastal Preserve. Three sites qualified for a full assessment. The Site Selection Team recommended ranking the Walton Acquisitions, and Simmons Hammock Greenway. The third nomination that was approved for a full assessment, Egmont Key, is initially ranked as 'Provisionally Suspended since executive staff with the State Division of Recreation and Parks did not indicate an interest in this property being placed in the ELAP Program.

In conjunction with staff recommendations, the Site Selection Team also recommended boundary modifications to expand the

- Alafia North Prong to add properties to improve corridor connections
- Alafia South Prong to add properties to connect to the preservation lands associated with SWFWMD's Chito Branch Preserve,
- Balm Boyette Preserve: merging the approved Pringle Branch ELAPP site into this site and some additional land to connect to lands preserved as part of SWFWMD's Chito Branch Preserve ,

- Cockroach Creek Greenway to add properties to connect to the Little Manatee River
- Fish Hawk to add several predominantly natural smaller properties
- Little Manatee River Corridor to add back property with the approval of Mosaic, change agricultural buffers to approved ELAPP sites for acquisition & restoration, and other parcels with native lands
- Little Manatee River Corridor Addition to change agricultural buffers to approved ELAPP sites for acquisition & restoration

As well as reductions to the following sites:

Site	Reason
New Tampa Flatwoods	Portions not acquired/primarily wetland
Port Tampa Restoration	Port not acquired/mostly developed
Rocky/Brushy Creek	Portions developed or fragmented by development
River Crest Park Addition	Portions with residences
Town and County Preserve	Western portion/Mostly wetlands protected under plat

The ELAPP Site Selection Team also recommended the following sites be re-ranked as “Suspended” and no longer qualify for preservation through ELAPP

Site Name	Reason for Suspension
Cypress Lake Flatwoods	Mostly developed/wetlands protected
Dug Creek	Mostly developed
Gray Road	Partly developed/habitat fragmented
Hoedt Road	Uplands mostly developed/wetlands protected
Valrico Fire Tower	Partly developed/habitat fragmented
Williams Road	Mostly developed/ habitat fragmented

The location of the changes from these boundary modifications is shown on the map for each site provided in *Appendix “H”*. The Site Selection Team has authorized staff to make modest boundary modifications for parcels adjoining existing ELAPP acquisitions if these additions are similar to the balance of the site and staff determines that they will provide preservation benefits.

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. The Parks, Recreation and Conservation Advisory Board reviewed and approved the recommendation at their monthly meeting on _____ .

SPECIAL SITES

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.

Recommendation: Negotiate protection or acquisition. (See “Acquired Parcels”)

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.)

Recommendation: Negotiate protection or acquisition.

ESSENTIAL SITES

ALAFIA NORTH PRONG +/- 4,400 ACRES (Portion of South Hillsborough Wildlife Corridor)

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

Recommendation: Negotiate protection or acquisition of the site. At the request of Mosaic staff properties under their ownership were removed from the site. At such time that it is relayed that Mosaic is interested in pursuing negotiations on any portion of their property contiguous to preserved lands, the associated properties will be deemed added to the site and eligible for preservation. In conjunction with the Interlocal Agreement with the Southwest Florida Water Management District staff will pursue joint funding if practical. (See “Acquired Parcels”)

LITTLE MANATEE RIVER CORRIDOR ADDITION +/- 2,630 ACRES

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

Recommendation: Negotiate protection or acquisition of the site. (See “Acquired Parcels”)

BROOKER CREEK BUFFER ADDITION +/- 900 ACRES

Location: In Northwest Hillsborough County along Patterson Road.

Recommendation: Negotiate acquisition or protection of the site.

COCKROACH CREEK GREENWAY +/- 1,000 ACRES (f.k.a. Valroy Road)

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

Recommendation: Negotiate acquisition or protection of the site. (See ‘Acquired Parcels’)

BALM BOYETTE ADDITION +/- 197 ACRES

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

Recommendation: Negotiate acquisition or protection of the site.

IMPORTANT SITES

New Site

WALTON ACQUISITION FL LLC +/- 546 ACRES

Location: Knights Griffin Road and Charlie Taylor Road

Recommendation: Negotiate acquisition or protection of the site.

Sites Previously approved for Preservation

VARN/CONE RANCH GREENWAY +/- 1,470 ACRES

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.

Recommendation: Negotiate acquisition and/or protection. Use of Less Than Fee Techniques to comply with approved ELAPP policy.

KNIGHTS-GRIFFIN PROPERTY +/- 270 ACRES

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

Recommendation: Negotiate acquisition or protection of the site.

McINTOSH/ZACK TRACT +/- 860 ACRES

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.

Recommendation: Negotiate protection or acquisition of the natural area as a core parcel. The balance of the site may be considered separate from the core parcel only with an approved restoration plan. Site has been awarded a grant from the Florida Communities Trust through the City of Plant City. (See “Acquired Parcels”)

[NOTE: WALTON ACQUISITION FL LLC RANKS BETWEEN McINTOSH/ZACK AND ROCKY/BRUSHY CREEK GREENWAY]

ROCKY/BRUSHY CREEK GREENWAY +/- 224 ACRES

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

Recommendation: Negotiate protection or acquisition. (See “Acquired Parcels”)

WIMAUMA SCRUB +/- 55 ACRES

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

Recommendation: Negotiate acquisition or protection of the site.

EKKER ADDITION +/- 173 ACRES

Location: On the South bank of Bullfrog Creek West of the Ekker site, east of US 41 north of Symmes Road.

Recommendation: Negotiate protection or acquisition.

NYE PARK ADDITION +/- 73 ACRES

Location: Next to Nye Park north of Sunset Land and East of US 41.

Recommendation: Negotiate protection or acquisition of the site

BAKER CREEK AND TRIBUTARIES +/- 900 ACRES

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

Recommendation: Negotiate protection or acquisition contingent upon approved restoration program.

GOLDEN ASTER SCRUB/KITCHEN CONNECTION +/- 60 ACRES

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

Recommendation: Negotiate protection or acquisition.

DESIRABLE SITES

New Site

SIMMONS CREEK HAMMOCK +/- 601.64 ACRES

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

Recommendation: Negotiate protection or acquisition of the site.

Sites Previously approved for Preservation

SYDNEY DOVER TRAILS ADDITIONS +/- 186 ACRES

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

Recommendation: Negotiate protection or acquisition of the site.

COW HOUSE CREEK +/- 120 ACRES

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

Recommendation: Negotiate acquisition with a funded restoration plan.

LAKE STEMPER NORTH +/- 35 ACRES

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

Recommendation: Negotiate acquisition

OLD MORRIS BRIDGE ROAD +/- 117 ACRES

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

Recommendation: Negotiate protection or acquisition of the site.
(Note: This site now includes the 56-acre Gray Pines nomination.)

PEMBERTON CREEK SITE +/- 200 ACRES

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

Recommendation: Negotiate protection or acquisition contingent upon approved restoration plan on “Area 1”. Negotiate protection or acquisition of “Area 2”.

ALAFIA RIVER +/- 62.38 ACRES

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

Recommendation: Negotiate protection or acquisition of the site.

FISH HAWK PARK PORTION ADDITION +/- 10.4 ACRES

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

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.

[Note: Simmons Hammock Greenway scored between Fish Hawk Portion Addition and Bullfrog Creek Nundy]

BULLFROG CREEK – NUNDY +/- 29 ACRES

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

Recommendation: Negotiate protection or acquisition of the site.

GEORGETOWN +/- 82 ACRES*

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).

Recommendation: Negotiate protection or acquisition contingent upon approved restoration program.

MERGED SITES

PRINGLE BRANCH +/- 380 ACRES

Location: East of Hobson Simmons Road between Balm Boyette Scrub and the reservoir property along the Pringle Branch.

Status: This site is now part of the Balm Boyette Preserve

SIMMONS TRACT +/- 80 ACRES

Location: Land located adjacent to the Boyette Tract on Pringle Branch, a tributary of the Fishhawk Creek.

Status: The Real Estate Department has presented offers to the owners who have rejected them based upon their estimation of value. This parcel is now combined with adjoining lands as the “Pringle Branch” which was subsequently merged with the Balm Boyette Preserve.

SUN CITY SCRUB +/- 40 ACRES

Location: Land located in southern Hillsborough County between U.S. 41 and the railroad tracks south of Old Sun City.

Status: This site is now part of the Piney Pointe & Cockroach Creek Site

ZINDLER +/- 25 ACRES

Location: Land located on the Little Manatee River adjacent to and across the river from the Little Manatee River State Recreation Area. The boundary of this site has been modified to address the “Crenshaw” nomination.

Status: The properties associated with this site are now part of the Little Manatee River Site.

AGRICULTURAL BUFFERS

There are currently no sites in this classification.

PENDING CONTRACTS

There are no pending contacts as of October 1, 2019.

ACQUIRED PARCELS

PREVIOUSLY ACQUIRED PARCELS

ALAFIA NORTH PRONG +/- 4,400 ACRES (Portion of South Hillsborough Wildlife Corridor)

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

Status: As part of an Interlocal Agreement between the District and the County, the District has acquired approximately 1,000 acres (initial preservation through a life estate and a conservation easement with a right to purchase within 5 years) for a total cost of \$2,512,000. The County provided 50% of the acquisition costs.

On December 7, 2006, the County acquired 764 acres from the Gooch Family Trust with a purchase price of \$8,264,400. Due to lack of funding from Florida Forever, it is doubtful that joint funding from SWFWMD will occur.

At the request of Mosaic staff properties under their ownership were removed from the site. At such time that it is relayed that Mosaic is interested in pursuing negotiations on any portion of their property contiguous to preserved lands, the associated property will be deemed added to the site and eligible for preservation. In conjunction with the Interlocal Agreement with the Southwest Florida Water Management District staff will pursue joint funding if practical. (See "Acquired Parcels")

BLACKWATER CREEK +/- 9,500 ACRES

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

Status: The Real Estate Department completed the purchase of the 1,959-acre Weiss Property for \$4,000,000. Approximately 1,800 acres are within the Florida Communities Trust Project and the County has been reimbursed a total of \$1,803,000. Two additional parcels totaling 26 acres on the south side of Blackwater Creek west of S.R. 39 have been

purchased for \$93,525, with 50% funding from the Florida Communities Trust. The County also has funded a 5-acre in-holding for \$22,000 and is acquiring a 10-acre landlocked parcel for \$20,000. In October 2003, the County has a 10-acre landlocked parcel for \$20,000. On October 13, 2013, the County completed the acquisition of the 11-acre parcel on Patrinostro Road for \$285,000, which included a residence that will be used for site security.

COCKROACH CREEK GREENWAY +/- 1,000 ACRES (f.k.a. Valroy Road)

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.

Status: On October 10, 2001, the County completed the acquisition of 549 acres with a purchase price of \$1,346,349. While much of the balance of the site is preserved through the regulatory process, ELAPP will pursue additional acquisitions to provide sufficient buffers.

LITTLE MANATEE RIVER CORRIDOR ADDITION +/- 1,091 ACRES

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

Status: In July 2012, the County acquired 493.1 acres from the Tropicana Property Land Trust for a purchase price of \$1,799,705.

McINTOSH/ZACK TRACT +/- 860 ACRES (Massey)

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: In July 1998, the City of Plant City acquired the 364-acre McIntosh parcel for \$1,125,000 with 50% funding from the Florida Communities Trust. The owners of the Zack parcel have not responded to previous offers.

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: One parcel along US 41 has been acquired by the City of Tampa with limited funding through ELAPP and with the majority of the funding from the State Greenways and Trails Program. However, since the majority of the site has been developed with

residential structures, it is no longer practical to pursue for preservation and the site is now re-ranked as suspended (See “Suspended Sites”).

ROCKY/BRUSHY CREEK GREENWAY +/- 224 ACRES

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

Status: In the Manhattan portion, the County has acquired a 10-acre parcel for \$1.3 million and an adjoining 6-acre parcel for \$710,000. The County received a 50% reimbursement from Florida Communities Trust.

SUBSTANTIALLY ACQUIRED SITES RECENTLY RANKED SUBSTANTIALLY ACQUIRED SITES

There are no Acquired Sites since the last annual report

PREVIOUSLY RANKED SUBSTANTIALLY ACQUIRED SITES

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: The County has purchased the entire property for \$2,150 million, with 50% funding from the Florida Communities Trust.

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: As part of an Interlocal Agreement between the Southwest Florida Water Management District and the County, over 2,091 acres have been preserved at a total cost of \$6,382,844 with the County and the District each providing 50% of the acquisition costs. The properties are managed under a lease from the District to the County.

The County acquired the 20-acre Marine Property and the 6-acre Jordan Property near Welcome Road. Staff did not pursue joint funding due to the cost to comply with SWFWMD acquisition policies. Two adjoining 40-acre tracts have been acquired by the County for wetland mitigation (through preservation), which have been funded as part of road projects and will be managed as part of the adjoining preserve. In 2016, 53.7 acres at

Jameson Road and CR 39 was acquired for \$686,720. In 2019, 124,8 acres on CR 39 north of Jameson Road was acquired for \$1,597,440.

At the request from representatives for Mosaic Fertilizer, the properties titled with Mosaic Fertilizer have been removed from the site.

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: In June 1990, the County acquired 541 acres of property known as the Sheldon Property for \$1,477,200. In June 1993, an additional 353.5 acres was purchased from the Joo Family for \$1,396,923 (with approximately 9.5 acres designated an acquisition of convenience to address the future road extension through the property from the end of Bloomingdale Avenue to Keysville Road). An additional 76 acres was acquired from the West Estate in April 1995, for \$237,000.

The County has completed a Contract with the State for the sale of the three acquired parcels with a sale price of \$1,532,100 (with the County retaining the Acquisition of Convenience). These funds have been returned to the program for other acquisitions. Staff has negotiated a lease from the State for management purposes.

The County will attempt to negotiate acquisition of the remainder of the site. The balance of the project may be protected or acquired in conjunction with the Interlocal Agreement with the Southwest Florida Water Management District. Staff is authorized to expand or modify site area to correspond to acquisition boundary approved by the District.

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: As part of an Interlocal Agreement between the Southwest Florida Water Management District and the County, the District has acquired 354 acres adjacent to Alderman's Ford Park for \$764,000. An additional parcel containing approximately 1,088 acres in this site and the Alafia South Prong site was acquired in 1998 for \$3,198,720. On both acquisitions, the County has provided 50% of the acquisition cost.

APOLLO BEACH +/- 63 ACRES

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

Status: The two parcels totaling 62.7 acres that comprise this site were acquired in early 1996 with a total purchase price of \$2,066,258. The County has received a

reimbursement of \$1,042,000, 50% of all acquisition costs, from the Florida Communities Trust Program. Approximately 37 acres of the site have been restored by the SWIM Program to include native estuarine wetland and coastal upland habitats. The balance of the site functions as a resource-based park with beach access.

BAHIA BEACH COASTAL RESTORATION +/- 233.7 ACRES

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

Status: In July and August 2001, the County completed the acquisition of three parcels totaling 148.7 acres with a total purchase price of \$656,512. Through a Grant from the U.S. Fish and Wildlife Service through the Department of Environmental Protection, the County has been reimbursed 62% of the purchase price, \$407,036, and \$46,650 toward certain restoration costs. The SWIM Program plans to restore the natural hydrology and habitat of the site.

An additional 170 acres (more or less) of undeveloped land between the existing preserve and the Little Manatee River was approved but not included since the prior owner did not want to have it in the ELAP Program. In exchange for other County owned lands, the current owner has traded approximately 80 acres north of Shell Point Road to the County for preservation. In 2009, the owner contacted the County expressing an interest in selling the balance of the property between Shell Point Road and the Little Manatee River but negotiations were unsuccessful. The same property is now eligible for funding under the RESTORE program (funding from the Deep Water Horizon settlement) and negotiations are proceeding in late 2019.

BALM-BOYETTE SCRUB +/- 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: In March 1992, the County acquired 4,920 acres of this site from the Williams Acquisition Holding Company for \$16,123,054. This included the 1,300-acre portion that has been partially reclaimed from phosphate mining. Approximately 3,600 acres was sold to the State in December, through the Preservation 2000/CARL Program for \$6,373,000 (half of the associated purchase price) and is currently leased back to the County on a nominal basis until 2046. The BOCC has approved the conveyance of 60 acres to Tampa Electric Company (TECO) for a major transmission corridor, subject to a conservation easement to the County. In addition to the \$500,000 payment, the County has received funding toward a management plan for this site and a parcel on the Alafia River.

Staff negotiated a 10-acre purchase on the western boundary from John Fallen for \$44,000. The western 4 acres have been designated an “Acquisition of Convenience” and are available for sale.

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 January 1999, the County completed the purchase of 1,592 acres for \$3,183,740. The SWIM Program completed a 30-acre wetland restoration/stormwater treatment project on the site in 2004.

BALM SCRUB ADDITION +/- 3,845 ACRES

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

Status: In July 2010, the County acquired 100.16 acres from Amy Diehl for a purchase price of \$801,280, adjoining the Balm Scrub site. In January 2011, the County acquired 1,018 acres from Spencer Farms, Inc., Eisenhower Properties and Mitchell Development for a total purchase price of \$10,372,576.

While ranked as acquired as part of the 2019 reranking of all sites, based on subsequent review it may be presented to the ELAPP Site Selection Team for consideration as an active site.

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: The County acquired 60 acres of this site for \$810,000 in May 1990. In November 1995, the County completed the purchase of an additional 363 acres for \$1,438,117 from McRiley Homes. The County has conveyed a portion of the site (mostly altered land) to the School Board for a middle school that will adjoin a facilities-based park. In September 1997, the Real Estate Department completed the acquisition of 142.7 acres from Murlin and Myra Hansen for \$1,350,000. The County received a grant of \$1,290,058 from the Florida Communities Trust for 50% of the cost of the remainder of the McRiley Homes tract and the Hansen Property.

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: The City of Tampa has completed the purchase of this site for \$200,000, with 40% of the acquisition costs being funded by Florida Communities Trust and the balance provided by ELAPP. This site will be managed by the City of Tampa in accordance with a management plan approved by the County's Parks, Recreation and Conservation Department and Florida Communities Trust.

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: In December 1991, the County acquired 195 acres of the River Hills Development from the Arvida/JMB Partners for \$700,000 and 195 acres from FishHawk Ranch for \$1,290,000. An additional 40 acres was acquired through a tax deed auction for \$16,000. With the exception of a few parcels, a portion of the site is protected through regulatory requirements associated with the River Hills Development and a large tract in the site is being used as a Boy Scout Camp (is felt that the nature of their use should not have a substantial impact on the wildlife corridor). An additional parcel (approximately 26 acres of wetlands) has been conveyed to the County as part of the settlement with TECO regarding the Balm Boyette Scrub. A 30-acre parcel was acquired for \$24,000 and an 8.9-acre tract was acquired for back taxes of \$11,700 (though this amount may be reduced by Board action). The balance of the project may be protected or acquired in conjunction with the Interlocal Agreement with the Southwest Florida Water Management District. Staff is authorized to expand or modify site area to correspond with acquisition boundary approved by the District.

On August 5, 2004, the County acquired a conservation easement from the Gulf Ridge Council, Boy Scouts of America, Inc., as part of an exchange not associated with the ELAP Program. This property was included in an application to Florida Communities Trust on a much larger project and was awarded a grant. While not funded through ELAPP, the proceeds from the grant were designated for recreational improvements and management of the FCT nomination. Forty acres that were previously under a conservation easement were acquired with Public Works funding; therefore, it could meet the requirements for mitigation. On December 17, 2012, the County acquired the 3-acre Chadwick Parcel next to Lithia Springs Park. The associated residence will either be: 1) used for site security; or 2) demolished and the site restored to native habitat.

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: In May 1994, the Real Estate Department completed the purchase of the 390 acres owned by the City of Clearwater for \$1.2 million. As part of the transaction, the City of Clearwater provided \$200,000 from the sale to the County for the purposes of restoring the site. Additional acquisitions are being considered. Tampa Electric Company has been authorized to conduct restoration as mitigation for off-site wetland impacts estimated at a value of \$156,000. Four 1-acre lots were acquired in February 2000, at a total cost of \$146,050. The 66-acre DiBerardino Property was acquired in December 2008. On September 30, 2009, the County completed an agreement with the Southwest Florida Water Management District to use the property for wetland mitigation through preservation and fully reimbursed the County for the acquisition of this property.

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 March 1994, the Southwest Florida Water Management District completed the acquisition of the 944-acre Cypress Bend Tract from the Federal Deposit Insurance Corporation for \$3.5 million, which included capacity fees for water and wastewater service (as well as 38 acres of platted right-of-way). The District provided approximately \$1.6 million, with the County reimbursing \$1.9 million. The County has received the rights to the capacity fees that have been transferred to Public Utilities with a \$450,000 reimbursement to the ELAP Program. The District has acquired an additional 130 acres, including a residence that is being used for site security, for a total cost of approximately \$750,000 and additional acquisitions are planned. All acquired areas will be leased to the County.

In 1998, the Southwest Florida Water Management District dropped this site from their Five-Year plan. Any further acquisitions will need to be funded solely by the County. The County completed the acquisition of the 31-acre Hope Property near the corner of Gunn Highway and Van Dyke Road for \$461,000. The 4-acre corner was excluded since it was not essential to the preservation of the site and high cost due to its commercial potential.

BULLFROG CREEK SCRUB +/- 2,163 ACRES

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

Status: In February 1996, the County completed the purchase of the entire 1,620 acre site for \$4,750,000. Through an agreement with the Florida Fish and Wildlife Conservation Commission (FFWCC, formerly the Game and Freshwater Fish Commission), the western half of this site has been used as a regional gopher tortoise mitigation bank. The County has received in excess of \$2.4 million through permits issued for the FFWCC for their portion of the project. The eastern half will be used by Hillsborough County as a mitigation bank as part of the County's Upland Wildlife

Habitat Ordinance. Over time, it is planned that the entire purchase price will be refunded to the ELAP Program from the payments associated with these mitigation credits.

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: The County acquired the majority of islands from the Whitaker Family in August of 1989 for \$950,000. The County has received a reimbursement of \$604,000 from the State's Conservation and Recreational Lands (CARL) Program. This site will be managed as part of the Cockroach Bay Aquatic Preserve. Owners of the remaining island are reluctant to sell. The County has acquired approximately 875 acres for about \$2.1 million. A multi-agency effort with the Surface Water Improvement and Management Program (SWIM), Department of Environmental Protection, and the Environmental Protection Commission is in the process of restoring the site into a preserve and resource-based park. In 2006, ELAPP facilitated the donation of the 43-acre Lost River Fish Farm in the northern portion of the site. In 2007, the County acquired two in-holdings (about 3 acres and another 10 acres) on the north shore of Cockroach Bay. On April 7, 2014, the County completed the acquisition of the Big Cockroach Mound for \$100,000.

COCKROACH AND PINEY POINT CREEKS +/- 3,5,50 ACRES

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

Status: In conjunction with the Southwest Florida Water Management District, the 2,347-acre TECO Property was acquired for \$3,427,144. In 2016, SWFWMD, as part of the SWIM Program, completed a large-scale estuarine and coastal habitat restoration project on the site and the adjoining Fulkerson Road site. Staff is pursuing the other properties in this project with willing owners.

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 April 1996, the Real Estate Department completed the purchase of 1,200 acres for \$1,200,000 from the Diez Family. In October 1996, the purchase of the 71-acre All State Homes Tract was completed. Of these acquisition costs, 40% were funded by the Florida Communities Trust. In November 1999, the County completed the purchase of 827 acres from Lennar Homes for \$6,500,000.

In September 2000, the County completed the purchase of the 291-acre Jennings Parcel for \$974,407. It is located west of Interstate 275 and east of Livingston Road at the end of Roberson Trail. While under contract, the property was submitted as a preservation mitigation site. Staff completed the necessary actions for it to be used by FDOT for mitigation, and the County received 100% of the acquisition funding. On May 24, 2001, the 110-acre Greer Property (directly north of the Jennings Parcel) was acquired at a cost of \$118,653, and in 2008, the ELAPP program was reimbursed 100% of the acquisition funding as part of the site being used for mitigation by the County's Public Works Department. In July 2011, the County acquired 25 acres from Ralph and Suzanne Terrell for \$345,151.

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: On September 30, 1996, the County completed the purchase of approximately 42 acres of this site. The three contracts totaling \$3,956,000 needed to close simultaneously. Approximately 38% of the acquisition costs were paid by the Florida Communities Trust. This site is titled with the City of Tampa, who will restore the site, create wetlands to treat stormwater, and develop a beach access park through SWIM and a Pollution Recovery Trust Fund Grant.

In June 1998, the County acquired the 1.2-acre Blank Property for \$75,000, which is the last remaining vacant tract north of the Lemon Street Canal. There was no FCT funding since the grant was retired. The Blank Property was deeded to the City with restrictive covenants to assure that the site is held for preservation. The remaining ownership south of the canal may be considered if there are willing sellers.

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: On January 30, 1989, the Real Estate Department completed the acquisition of this site with a total purchase price of \$1,735,050. The Real Estate Department, working with the Parks and Recreation Department, prepared and the Board approved a lease of the site to the State as an addition to the Hillsborough River State Park. They will be responsible for managing the site and they are formulating plans for planting and restoration efforts. A portion of the site has been restored by West Coast Regional Water Supply Authority for mitigation of off-site wetland impacts associated with pipeline construction.

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: The Real Estate Department completed the purchase of the Richards and Wise parcels. A third tract was conveyed to the County to correct a hiatus in the project. The Stormwater Section of Engineering and Construction Services has completed a restoration project. While there are additional parcels in this site, there are no further acquisitions currently planned for this project.

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: Acquired site for \$400,000 with agreement for pending joint funding from the Aviation Authority.

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: The site is effectively preserved through the development process according to the City of Tampa. The County will consider the purchase of the remaining property rights if half of the purchase price is funded by another agency who will manage the property or if it can be acquired at a substantial discount from appraised value and managed by another agency.

EKKER PRESERVE +/- 84.3 ACRES (f.k.a. 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: In April 2001, the Southwest Florida Water Management District completed the purchase of 84.3 acres of this site at a cost of \$736,351. The County provided 50% of the acquisition cost. An adjoining parcel has been added to the boundary of this project. The SWIM Program will restore the site to improve the water quality of Bull Frog Creek.

ENGLISH CREEK +/- 636 ACRES

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

Status: The County acquired a 123-acre tract in September 1989 for \$255,000 and a 133-acre tract in 1990 for \$1,100,000, which provides a manageable unit. A lease with Hillsborough Community College (HCC) has been approved to allow the site to be used for environmental studies for the public. The site has been expanded to reflect recently nominated adjoining lands. Additional acquisitions will be considered in the future. The County's Stormwater Section and the SWIM Program are jointly funding the design and construction of a wetland restoration/stormwater treatment system on the site. Since HCC has closed the environmental studies center the HCC property was acquired by the County in 2019. Due to its condition, the environmental studies center was demolished.

FISHHAWK RANCH +/- 3,540 ACRES (Portion of South Hillsborough Wildlife Corridor)

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: In 1991, the County completed two acquisitions totaling 300 acres adjacent to Fish Hawk and Little Fish Hawk Creeks, with a total cost of \$2,880,000.

On December 15, 2003, the County completed the purchase of 1,421 acres for \$9.6 million from FishHawk Communities. Effectively, half of this acquisition was conveyed to the SWFWMD for \$4.8 million and the County received a grant for \$2.4 million from FCT so that a total of \$7.2 million (or 75% of the purchase price) was provided by other agencies.

On June 15, 2005, the County acquired 1,085 acres along the Alafia River from Pulte Home Corporation (who had just acquired slightly over 2,000 acres from entities held by the Thomas Family). Of the \$11.2 million purchase price, slightly more than 70% was funded through two grants with the Florida Communities Trust. The County also acquired 10 acres next to the FishHawk Communities parcel from the Karlsons for \$307,400, with 60% funded from FCT. Portions of the site have been preserved by Tampa Bay Water as part of the reservoir project (no funding from ELAPP was provided for those purchases). Due to the size of the Lithia Springs Preserve site and the adjoining acquisitions in this site, Lithia Springs Preserve has been merged into the Fishhawk Ranch site.

On October 26, 2012, the County acquired 4.9 acres from the Estate of Catherine C. Clark. On March 9, 2016, the County acquired 15 acres from members of the Casady and Dispennette families.

FLORIDA COLLEGE +/- 140 ACRES

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

Status: On March 20, 1989, the Real Estate Department completed the purchase of a portion of the Florida College site, a 65-acre tract owned by Edward and Ramona

Bolding. The site was purchased for \$900,000, which was \$425,000 below the appraised value.

On August 31, 1995, the City of Temple Terrace completed the purchase of the parcel by Florida College, known as the Temple Terrace Riverfront Park, for \$1,800,000. This 54-acre parcel (plus additional riverine wetlands) was acquired as part of a 50% grant from the Florida Communities Trust and a cooperative agreement between the City of Temple Terrace and the County, using ELAPP funds as the local match (approximately \$900,000). This site is managed by the City of Temple Terrace as a nature park.

FULKERSON ROAD +/- 154 ACRES

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

Status: On December 12, 2004, this property was acquired by the SWFWMD for \$791,400, with 50% funding from the County. In 2016, SWFWMD, as part of the SWIM Program, completed a large-scale estuarine and coastal habitat restoration project on the site and the adjoining Cockroach and Piney Point Creeks site.

GOLDEN ASTER SCRUB +/- 1,236 ACRES (revised from original 400 acre site)

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

Status: In May 1995, the Real Estate Department completed the purchase of 1,235 acres for \$3,088,000. The County has completed the sale of 1,178 acres for \$1,450,000 (50% of \$2,900,000) to the State through the Preservation 2000/CARL Program. This property is being leased back to the County. In July 1998, the County received the donation of .9 acres that improves access to the site.

HOWELL CREEK BRANCH +/- 14 ACRES**

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

Status: On June 18, 2014, staff completed the purchase of the 14 acres in this site at a cost of \$117,000.

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: On April 24, 2008, the County completed the acquisition of the 1,047-acre Wilde Family Trust Property with a purchase price of \$17,755,469. Since that purchase,

the County has contracted or purchased approximately 30 acres in 4 parcels at a total purchase price of \$1,310,500 to facilitate public access and management of the property. On September 4, 2008, the Governing Board selected a nomination of most of the property to receive a 50% grant not to exceed \$6,300,000. In 2011, the balance of this site was submitted to FCT and in 2016 the County entered into the Grant Contract with FCT for the funding requested in this applications. The reimbursement will depend upon the appraisal review by the state.

LAKE FRANCES 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: The County purchased the 1,673-acre Kay O'Rourke Property in December 2009 for \$20,141,000.

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.

LITTLE MANATEE RIVER +/- 2,800 ACRES

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

Status: The Real Estate Department has completed the purchase of approximately 1,360 acres of the site comprised of eight tracts with a total acquisition cost of around \$6.6 million. Approximately 1,100 acres have been transferred to the Southwest Florida Water Management District through the Save Our Rivers Program. The basis for this joint effort was established through an Interlocal Agreement between the County and SWFWMD. Two recent acquisitions include 27.7 acres next to Camp Bayou for \$1,200,000 and 28 acres on Hayes Bayou at the end of River Bend Drive for \$460,000.

Three additional parcels totaling 754 acres with a total purchase price of \$1,486,000 have been acquired. These properties, which border the Little Manatee River State Recreation Area, were acquired through a joint preservation effort with the State's Parks Inholdings and Additions Program, which is funded through Preservation 2000 as additions to the Park. All parcels have been conveyed to the State.

The 56 acre Zaizer parcel between US 301 and the Little Manatee River was acquired in 2018 and will be leased to the state to manage as part of the State Park. The 48-acre Weld

property near the Sundance boat ramp and the four acre Humphrey property by Hayes Bayou were acquired in 2019

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: On April 8, 1997, the Real Estate and Facilities Services Department completed the purchase of 2,611 acres for \$5,793,000. The seller has provided \$450,000 toward restoration of the site. On February 26, 1999, the County completed the purchase of an additional 803 acres for \$2,578,700. The site is part of an Interlocal Agreement with the Southwest Florida Water Management District and the County has been reimbursed \$3.8 million for the acquisition costs of 3,200 acres that have been transferred to the District and leased back to the County. On May 23, 2007, the County completed the purchase of the Dent Ranch Parcel located at the south end of Leonard Lee Road. This 85-acre parcel was acquired at a cost of \$1,360,000. On March 30, 2014, the County completed the acquisition of nearly 419 acres for \$2.93 million (\$7,400 per acre) on SR 674. This does not include 10 acres at CR 579 and CR 674 that was funded by Fire Rescue Services for a Fire Station. Once the station design is completed, the fire station will be transferred to ELAPP and Fire Rescue Services will be reimbursed for the pro-rata acreage transferred to ELAPP in accordance with the agenda item approving the contract.

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: On February 17, 2010, the Board of County Commissioners approved the transfer of the entire County ownership from the Utility Enterprise Fund to ELAPP at a cost of \$11.8 million.

Two of three small in-holdings in the southwest portion have been acquired with the contract for the third parcel being finalized. Acquisition of all three parcels will simplify management in this portion of the site.

McKAY BAY +/- 52 ACRES

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

Status: The County acquired this 52-acre site in February 1990 for \$142,000. A portion of the site has been restored through the SWIM Program to improve water quality of the bay.

MORRIS BRIDGE ROAD 70 ACRES +/- 70 ACRES

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

Status: The County acquired the site on July 7, 2004 for athletic fields to address the needs of this area. After further analysis, public concern about the impact to adjoining preserve lands and the acquisition of other sites that would help address this need, the property was transferred to the ELAP Program. The property has been conveyed to the SWFWMD for management as part of the Lower Hillsborough Flood Detention Area and the ELAP Program has been reimbursed for 50% of the purchase price and 50% of the approved acquisition costs.

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: On July 26, 2001, the City completed the purchase of this site with a purchase price of \$3,000,000. The County provided 60% of the funding and Florida Communities Trust provided 40%. This property will be managed by the City in accordance with the Interlocal Agreement between the County and the City and the Grant Award Agreement with Florida Communities Trust.

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: Acquisition was completed and the property was conveyed to the Southwest Florida Water Management District for preservation through the Save Our Rivers Program. This conveyance returned \$1,163,600 as 50% of the \$2.3 million purchase price and transaction costs to the program to preserve additional lands.

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: In November 1993, the purchase of the undeveloped 90 acres of this site was completed for \$1,075,000. An additional 60 acres (more or less), including 6 acres of uplands not under environmental jurisdiction, was transferred to the County as part of the regulatory approvals.

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: On December 31, 1998, the City of Tampa completed the purchase of the 23.9-acre "Chavers Property," with a purchase price of \$1.1 million. On August 29, 2003, the City completed the acquisition of the 220-acre parcel owned by CSX. Both parcels are preserved with restrictive covenants that are controlled by the County.

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: The County completed acquisition of 406.5 acres of this tract in August 1991. A 3-acre tract that was previously excluded to address minor contamination concerns has been acquired after it was determined that it was not contaminated. The County recently acquired a 5-acre in-holding for \$70,000.

RIVERCREST PARK ADDITION +/- 6 ACRES

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

Status: The City has completed the purchase of the 5.1 acre parcel that was owned by the Reeds for \$744,500. This property is titled with the City and has restrictive covenants for the benefit of the County to assure that it is managed in accordance with the requirements of the ELAP Program.

RIVERHILLS PARK ADDITION +/- 37.4 ACRES

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

Status: This property was acquired in 1995 for \$800,000 as part of a grant from the Florida Communities Trust and a cooperative agreement between the City of Temple Terrace and the County using ELAPP funds as the local match (approximately \$400,000). This site will be managed by the City of Temple Terrace as a nature park.

In September 2000, a series of 18 single-family lots were acquired at a cost of \$742,500. In June 2000, these lots were submitted as a project to the Florida Communities Trust. It was selected for funding in September 2001, and in July 2002, the County received 90% of the acquisition costs (\$688,325.00).

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: In April 1992, the FDIC completed the donation of 256 acres to the County. As a requirement of the donation, the County paid the associated expenses of \$35,000. In July 1992, the County acquired an adjoining 23 acres from C&S Bank for \$75,000 (55% of average appraised value).

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: On October 30, 1995, the Southwest Florida Water Management District completed the purchase of the northern half of this peninsula (containing approximately 120 acres) for \$750,000, with 50% of the acquisition costs being funded by the ELAP Program. This area has been fully restored by the SWIM Program to create estuarine wetland and upland habitat with beach access at the western end. The southern portion of this site was sold to the Tampa Port Authority, who will eventually develop the property as a deep water port. A Pollution Recovery Trust Fund Grant in the amount of \$225,000 was awarded to SWIM to assist with restoration.

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: In April 1992, after lengthy negotiations, the County acquired this site for \$700,000. The County and City of Tampa recently entered into an Interlocal Agreement for the City to submit this to FCT. The property was selected for funding in October 2003 and the County received \$923,675 in July 2004. The City will now manage the property as a resource-based park in accordance with a plan reviewed by the County.

SUN CITY HERITAGE PARK ADDITION +/- 106 ACRES

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

Status: The County has acquired nine lots that are in-holdings for the existing County owned lands north of Chaney Drive. Staff will ask that the Board adopt a resolution indicating that the County owned properties south of Sun City Heritage Park will be considered preserved through ELAPP

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: The County acquired approximately 26.7 acres for \$90,000 in September 1991. An approximately 328-acre parcel was purchased in July 1997, for \$264,000. A Pollution Recovery Trust Fund Agreement in the amount of \$200,000 was awarded to the County for restoration. On March 28, 2012, the County acquired 24.6 acres on Kracker Avenue from Berton Raden Thomas et al. for \$340,000.

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: In conjunction with an Interlocal Agreement between the County and the City of Tampa, the City completed the purchase of 12.8 acres at a total cost of \$2,850,000. The County only funded \$2,070,000 (highest approved appraised value) and the City fully funded the balance of the purchase price. Under the original Interlocal Agreement, this was to be the City's priority application in the 2002 FCT application cycle. At the request of the City, this agreement was amended to permit the City to postpone this application to the subsequent FCT application cycle so they could pursue an additional project. As part of this postponement, the City will also submit the South MacDill 48 site. This site was selected by FCT for funding in October 2003, and in June 2004, the County received \$996,303. The City will now manage the property as a resource-based park in accordance with a plan reviewed by the County.

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: On December 10, 1999, the County completed the purchase of the 150-acre native portion of the Pistol Range parcel of this site. This transaction represented the joint participation of the City of Tampa, School Board, and the County. The portion acquired by the School Board will be used for a high school. This acquisition included the purchase of the remaining interest in Channel "A" drainage easement, which will include a portion of the Upper Tampa Bay Trail. The ELAP Program has been reimbursed for the cost of the land associated with Montague Street.

The acquired areas remaining after road right-of-way were in a project funded by FCT and the County was reimbursed \$1.1 million.

TRIPLE CREEK RANCH +/- 2,000 ACRES

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

Status: The County has acquired two properties totaling 57 acres north of Rhodine Road and south of the Thomas Girl Scout Camp for \$355,297. These tracts adjoin Bell Creek and the Rhodine Scrub site.

In September 2000, the County completed the purchase of the 751-acre Edwards property for \$2,254,200. This property is north of the Balm Boyette Scrub property and west of Balm Boyette Road. A portion of the site north of the proposed Big Bend Road extension that was used as a dairy farm was designated an "Acquisition of Convenience." The County submitted the entire Edwards acquisition to FCT for funding and recently received a \$1.18 million grant.

On February 16, 2006, the County completed the acquisition of the 225-acre Transcend Development parcel for \$8.5 million. This property was submitted to the Florida Communities Trust for joint funding and the County was reimbursed \$4.25 million (50% of the acquisition cost).

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: The Real Estate Department has completed the purchase of 7 parcels containing 1,380 acres (665 acres in the original Upper Little Manatee River and 715 acres in the Saffold site) with a total purchase price of \$2,986,148. The Southwest Florida Water Management District has completed the purchase of the Staley property, which included 39 acres in Hillsborough County and 100 acres in Manatee County. The County has provided \$25,000 toward the purchase of the property in Hillsborough County. The County has been reimbursed \$1 million on 929 acres that have been conveyed to the District and leased back to the County.

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: The Real Estate Department completed the purchase of this property for \$1,846,783 on October 12, 1995. The County has been reimbursed for 50% of the acquisition costs through a grant from the Florida Communities Trust

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: In July 1993, the County completed the acquisition of approximately 1079.50 acres within the Apollo Beach DRI for \$1.8 million. In 1999, the Real Estate Department completed the purchase of 47 acres of mangroves for \$9,500. The Surface Water Improvement and Management (SWIM) Program has completed a full-scale wetland and upland restoration project on the site. As part of the 2016 nominations, approximately 80 acres along 19th Avenue Northwest was added to the site as a boundary modification.

PROVISIONAL SUSPENDED

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: 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. At the next ELAPP Site Selection Committee Meeting it will be determined if the site has been impacted too much by mining to be eligible for preservation through ELAPP.

BUCKHORN CREEK +/- 146 ACRES

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

Status: At such time that Mosaic determines that they want to sell the property this site would be ranked in accordance with the recommendation of the ELAPP Site Selection Committee.

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.

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.

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.

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.

SUSPENDED SITES

NEW SITES

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

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

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

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

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).

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

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

NEW SUSPENDED AGRICULTURAL BUFFERS

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: This property has been added to the Balm Boyette Scrub Preserve. If acquired, it will be restored to provide a wildlife corridor to the Balm Scrub site.

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.

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.

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.

EXISTING SUSPENDED SITES

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.

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.

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.

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.

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.

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.

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.

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. .

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

WOOLLEY TRACT +/- 670 ACRES

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.

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