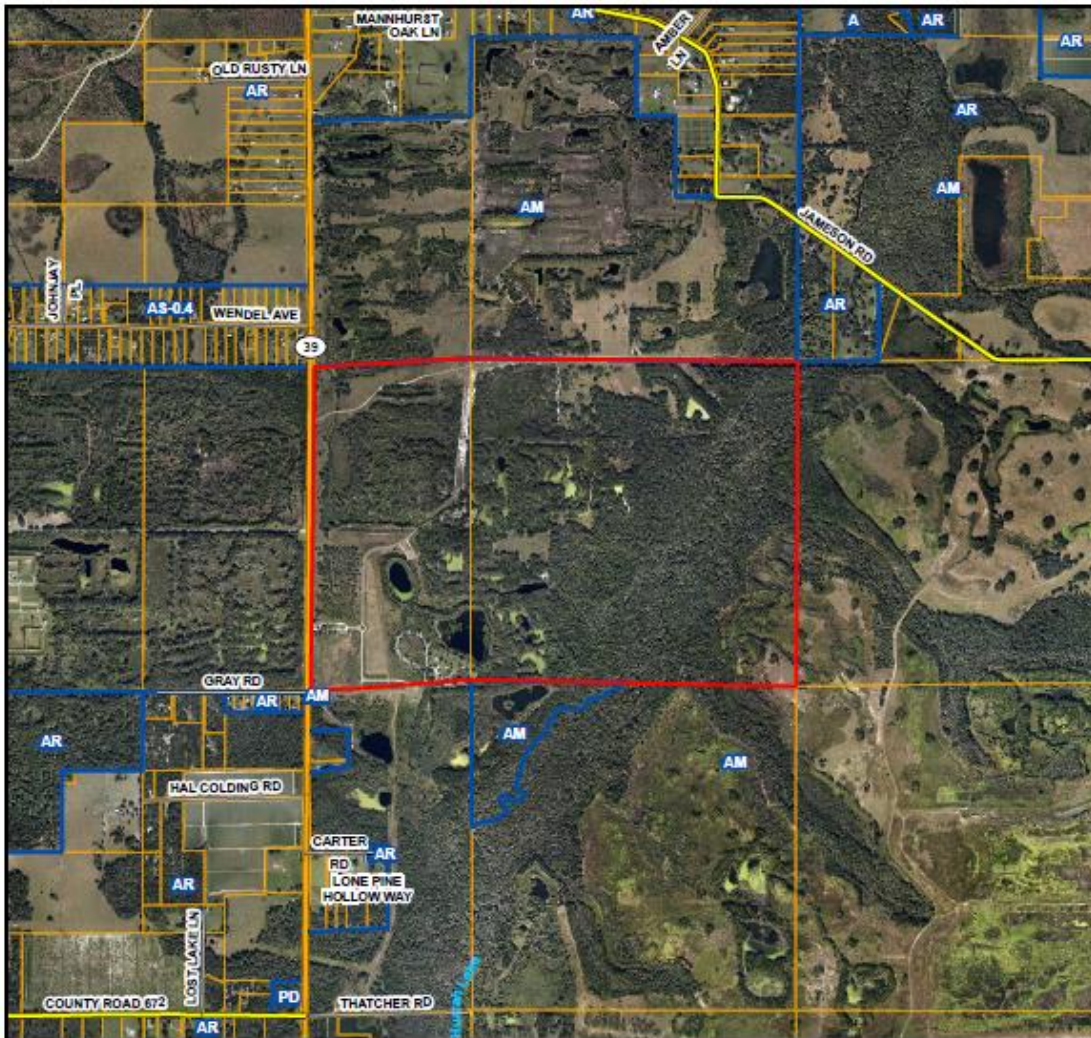





Hillsborough County Florida


Land Use Application Summary Report

Application Number:	SU-AB 22-0081	Adjacent Zoning and Land Uses:	
Request:	2-COP-X AB Permit	North:	AM (Agricultural Mining)
		South:	AM (Agricultural Mining)
Comp Plan Designation:	Residential-1 (R-1)	East:	AM (Agricultural Mining)
Service Area:	Rural	West:	AR (Agricultural Rural)

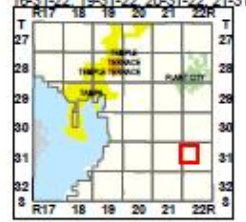



ZONING MAP
SU-AB 22-0081
 Folio: 94205.0000, 94209.0000

APPLICATION SITE
 ZONING BOUNDARY
 PARCELS
+ SCHOOLS
+ PARKS


 0 1,000 2,000 Feet

STR: 17-31-22, 18-31-22, 7-31-22,
 16-31-22, 19-31-22, 20-31-22, 21-31-22



Note: This map was prepared for the purpose of showing the location of the application site. It does not constitute a warranty of any kind, and is not intended to be used for any other purpose. The map is not a substitute for a site visit. The map is not a warranty of any kind, and is not intended to be used for any other purpose. The map is not a warranty of any kind, and is not intended to be used for any other purpose.

Date: 10/20/22 Pub: 10/20/22 Hillsborough County, Florida
 Produced By: Development Services Department

Request Summary

Request Summary:

Per Section 6.11.11, the request is for a 2-COP-X Alcoholic Beverage Development Permit to allow the sale and on-premises consumption of beer and wine in connection with a bicycle concession in the Alafia River State Park. The property is zoned AM (Agricultural Mining) which permits the proposed use and consideration of the requested AB permit.

Pursuant to Land Development Code (LDC) Section 6.11.11.A.1, alcoholic beverage permits that are requested for agriculturally zoned property, other than 11-C and 4-COP-SGX permits, require Special Use approval regardless of whether the requested permit meets applicable separation requirements. In such cases, the LUHO shall be required to make a finding of general compatibility with existing zonings and uses in the area, and the permit shall be conditioned to limit the sales and/or consumption of alcoholic beverages to the specifically identified host use.

The proposed wet zoning is sought for a bicycle concession located in the Alafia River State Park in Lithia. Per the revised survey received November 5, 2021, the proposed wet zoning will comprise 59,765 square feet of area of which 2,943 square feet will be enclosed or covered area.

Per LDC Section 6.11.11.D.5, the following distance separation requirements apply to the proposed wet zoning:

- 1) The distance from the proposed structure to certain community uses shall be 500 feet.
 - According to the survey submitted by the applicant, the proposed wet zoning does not comply with this requirement since it's located within a public park. However, per LDC Section 6.11.11.D, proposed wet zonings for community uses do not require a waiver from themselves. Therefore, no waiver is needed in this case.
- 2) The distance from the proposed structure to residentially zoned property shall be 250 feet.
 - According to the survey submitted by the applicant, the request does comply with this requirement.
- 3) There shall be no more than three approved alcoholic beverage permits of certain types (3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or bottle club alcoholic beverage uses) within 1,000 feet of the proposed alcoholic beverage use.
 - According to the survey submitted by the applicant, the request does comply with this requirement.

Staff Findings:

- The applicant has proposed the following hours of operation for the alcoholic beverage use: 10:00 a.m. to 7:00 p.m. Monday through Saturday, and 11:00 a.m. to 7:00 p.m. on Sunday. These hours are substantially more restrictive than those permitted by the Land Development Code, which are Monday through Saturday, 7:00 a.m. to 3:00 a.m. the following day; and Sunday, 11:00 a.m. to 3:00 a.m. the following day.
- The wet zoning will be accessory to a bicycle concession that is located a substantial distance from the exterior boundaries of the host park which is 6,312 acres in size.
- Due to its location, the wet zoning poses no nuisance impacts to uses outside of the park. Additionally, possible internal nuisances generated by the wet zoning can be readily addressed by park management.



Figure 1: Shipping Container and Deck




Figure 2: General Location of UBC and Proposed Wet Zoning within Alafia River State Park

Recommendation:

For these reasons discussed above, staff finds the proposed wet zoning **APPROVABLE**, subject to the **recommended conditions below**. Approval is based upon the revised wet zone survey reflecting a total wet zone footprint total wet zone area of 59,765 square feet as shown on the revised wet zone survey stamped received November 5, 2021.

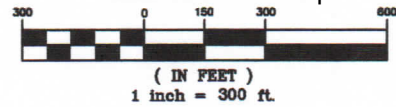
Recommended Conditions:

1. The alcoholic beverage use shall be accessory to the operation of a bicycle concession.
2. The sale and on-premises consumption of alcoholic beverages shall be limited to the following hours: 10:00 a.m. to 7:00 p.m. Monday through Saturday; and 11:00 a.m. to 7:00 p.m. on Sunday.
3. The boundary of the wet zoned area shall be largely defined by vegetation, natural features, fences or other similar measures. Additionally, signs shall be installed at unobstructed areas of passage across the boundary stating "No Alcoholic Beverages Pass This Point." A sign shall also be posted at the point of sale of the alcoholic beverages stating "No Alcoholic Beverages Outside of Concession Area."

Staff's Recommendation	Approvable
Zoning Administrator's Sign-Off	 t Thu Dec 2 2021 10:36:14

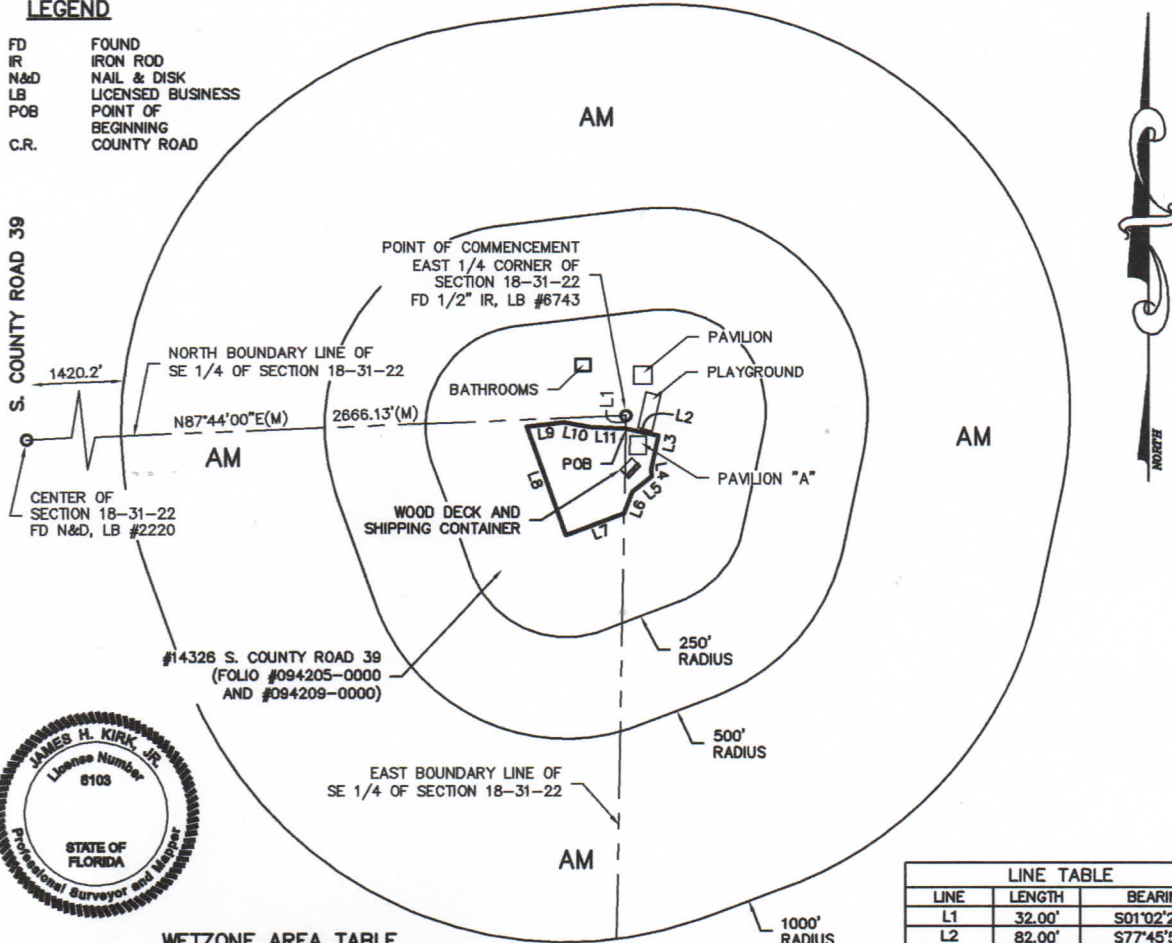
MAP OF SURVEY

"THIS IS TO CERTIFY THAT A VISUAL INSPECTION HAS BEEN MADE OF ALL PROPERTY FOR THE FOLLOWING EXISTING COMMUNITY USES: CHURCH/SYNAGOGUES, SCHOOLS, CHILD CARE CENTERS, PUBLIC LIBRARIES, COMMUNITY RECREATIONAL FACILITIES, AND PARKS WITHIN A 500-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE. A VISUAL INSPECTION OF THE APPARENT PROPOSED SPECIAL USE PERMITTED SITE FROM RESIDENTIALLY ZONED PROPERTY HAS BEEN MADE AND IS INDICATED IN A STRAIGHT-LINE DISTANCE AS REQUIRED FOR THE SPECIFIC ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION. IN THE CASE WHERE AN ALCOHOLIC BEVERAGE PERMIT CLASSIFICATION REQUIRES THAT CERTAIN TYPES OF EXISTING ALCOHOLIC BEVERAGE USES WITHIN A 1,000-FOOT STRAIGHT-LINE DISTANCE FROM THE PROPOSED SITE BE INDICATED AS DEFINED IN THE LAND DEVELOPMENT CODE, A VISUAL INSPECTION HAS BEEN MADE AND THE FINDINGS ARE INDICATED ON THE SURVEY."



LEGEND

- FD FOUND
- IR IRON ROD
- N&D NAIL & DISK
- LB LICENSED BUSINESS
- POB POINT OF BEGINNING
- C.R. COUNTY ROAD



WETZONE AREA TABLE

	BUILDING	SHIPPING CONTAINER(S.F./MOL)	WOOD DECK(S.F./MOL)	PAVILION "A" AREA(S.F./MOL)
#14326	320	804	1,819	
	OPEN AREA(S.F./MOL)		TOTAL AREA(S.F./MOL)	
	56,822		59,765	

LINE	LENGTH	BEARING
L1	32.00'	S01°02'21"W
L2	82.00'	S77°45'52"E
L3	87.00'	S11°59'53"W
L4	15.00'	S09°19'47"E
L5	61.00'	S51°35'13"W
L6	57.00'	S21°02'12"W
L7	154.00'	S69°18'22"W
L8	285.00'	N19°57'48"W
L9	93.00'	N83°16'49"E
L10	66.00'	S79°44'53"E
L11	87.94'	S87°15'23"E

- 1) ALL DISTANCES SHOWN HEREON ARE STRAIGHT LINE DISTANCES.
- 2) THERE ARE NO COMMUNITY USES WITHIN 500 FEET AND THE DISTANCE FROM THE PROPOSED STRUCTURE (OR BUSINESS) TO A RESIDENTIAL ZONED PROPERTY SHALL BE 150 FEET.
- 3) THERE ARE NO RESIDENTIALLY ZONED PROPERTIES WITHIN 150 FEET FROM THE PROPOSED WET ZONE STRUCTURE.
- 4) THERE ARE NO ALCOHOLIC BEVERAGE WET ZONINGS WITHIN 1,000 FEET.

LEGAL DESCRIPTION - WET ZONE ENVELOPE:

A TRACT OF LAND BEING A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 31 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 18, RUN THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, SOUTH 01°02'21" WEST, 32.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, SOUTH 77°45'52" EAST, 82.00 FEET; THENCE SOUTH 11°59'53" WEST, 87.00 FEET; THENCE SOUTH 09°19'47" EAST, 15.00 FEET; THENCE SOUTH 51°35'13" WEST, 61.00 FEET; THENCE SOUTH 21°02'12" WEST, 57.00 FEET; THENCE SOUTH 69°18'22" WEST, 154.00 FEET; THENCE NORTH 19°57'48" WEST, 285.00 FEET; THENCE NORTH 83°16'49" EAST, 93.00 FEET; THENCE SOUTH 79°44'53" EAST, 66.00 FEET; AND THENCE SOUTH 87°15'23" EAST, 87.94 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 58,641 SQUARE FEET (1.35 ACRES), MORE OR LESS.

SPECIFIC PURPOSE WET ZONE SURVEY "2COP-X"

Date	Description of Work	Party Chief	Drawn by	Checked by
11-5-21	REVISED AREA CALCULATIONS	---	CAB	JHK
10-28-21	REVISED SPECIFIC PURPOSE WET ZONE SURVEY	---	JK	JHK
10-13-21	ADDED ZONING NOTE	---	CAB	JHK
10-5-21	SPECIFIC PURPOSE WET ZONE SURVEY	JP	CAB	JHK

Certified to:

TERRY HALEY
UBC BIKES-LITHIA

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL

SURVEYOR'S CERTIFICATE: This certifies that a survey of the property described hereon was made under my supervision and that the drawing hereon is a true and accurate representation thereof and meets the standards of practice for surveys set forth in Chapter 5J-17 by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes. The seal appearing on this document was authorized by:

James Kirk
Digitally signed by James Kirk
Date: 2021.11.04 13:31:52 -0400
DATE: 11/4/21
JAMES H. KIRK, JR., P.S.M. No. 6103



W.C. SHERRILL AND COMPANY, LLC
SURVEYING • MAPPING • CONSULTING
P.O. BOX 203 • ODESSA, FLORIDA 33556
P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM
State of Florida, Certificate of Authorization LB #7863

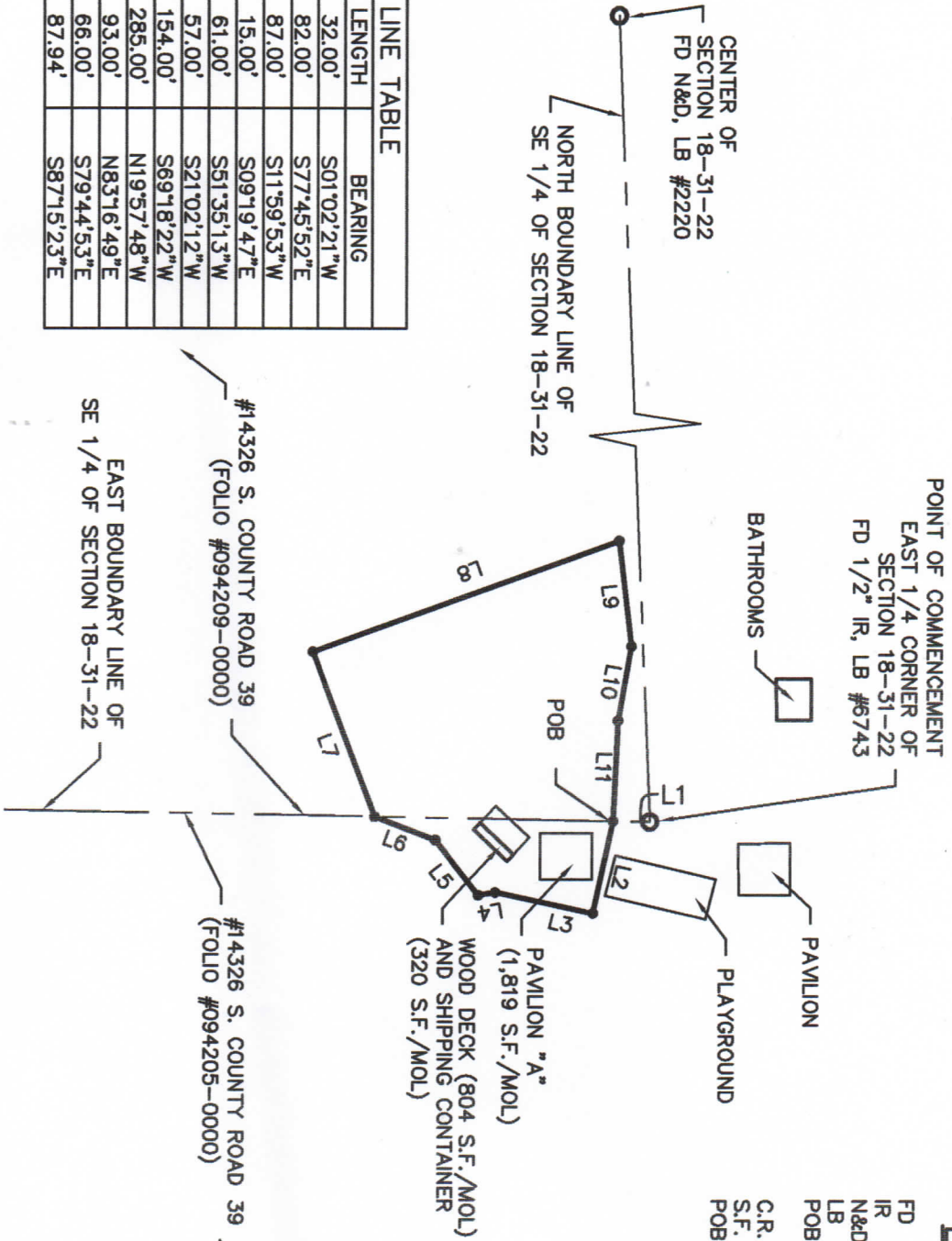
Project No.: 21-09-237 Date: 10-5-21
Section 17/18 Township 31 S Range 22 E

PATH: S:\S21-09-237\Draw\Survey\S21-09-237-Sry-Wetzone.dwg, PLOT DATE: 11-4-21

SPECIFIC PURPOSE WET ZONE SURVEY "2-COP X"

S. COUNTY ROAD 39

LINE	LENGTH	BEARING
L1	32.00'	S01°02'21"W
L2	82.00'	S77°45'52"E
L3	87.00'	S11°59'53"W
L4	15.00'	S09°19'47"E
L5	61.00'	S51°35'13"W
L6	57.00'	S21°02'12"W
L7	154.00'	S69°18'22"W
L8	285.00'	N19°57'48"W
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L10	66.00'	S79°44'53"E
L11	87.94'	S87°15'23"E



LEGEND

- FD FOUND
- IR IRON ROD
- N&D NAIL & DISK
- LB LICENSED BUSINESS
- POB POINT OF BEGINNING
- C.R. COUNTY ROAD
- S.F. SQUARE FEET
- POB MORE OR LESS



Certified to:

TERRY HALEY	
UBC BIKES-LITHIA	
11-5-21	REVISED AREA CALCULATIONS
10-19-21	WET ZONE SKETCH
Date	Description of Work
	Party Chief
	Drawn by
	Checked by

W.C. SHERRILL AND COMPANY, LLC
SURVEYING • MAPPING • CONSULTING

P.O. BOX 203 • ODESSA, FLORIDA 33556
P: 813-345-4270 • WEBSITE: WWW.WCSherrill.COM
State of Florida, Certificate of Authorization LB #7863

Project No.: 21-09-237 Date: 10-19-21
Section 17/18 Township 31 S Range 22 E



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received November 5, 2021
Development Services

Date Stamp Here

Application Number: 22-0081 Applicant's Name: UBC Bikes Inc.

Reviewing Planner's Name: Timothy Lampkin Date: 11/04/2021

Application Type:

- Planned Development (PD)
 Minor Modification/Personal Appearance (PRS)
 Standard Rezoning (RZ)
 Variance (VAR)
 Development of Regional Impact (DRI)
 Major Modification (MM)
 Special Use (SU)
 Conditional Use (CU)
 Other _____

Current Hearing Date (if applicable): 12/13/2021

Will this revision add land to the project? Yes No

IMPORTANT: If "Yes" is checked on the above, a Revised Application Sheet, Property Information Sheet, Affidavit to Authorize Agent, and additional Deeds must be filed immediately to ensure proper noticing and sign posting requirements are met.

Will this revision remove land from the project? Yes No

The following must be attached to this Sheet.

- Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.
 An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email - Note that no follow up paper file is necessary. Files must be in pdf format and minimum resolution of 300 dpi. Maximum attachment(s) size is 15 MB.

Email this sheet along with all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.


Signature

11/04/2021
Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
 Transmittal Completed

In-Take Completed by: _____

UBC at the Alafia River State Park

WRITTEN STATEMENT

CASE # 22-0081

Some four years back (2017) University Bike Center Inc. with established roots in Tampa Bay since 1972 came up with the idea of opening a satellite location serving the patrons of the up-and-coming bike trails located in The Alafia River State Park in Lithia Florida (southeastern Hillsborough County).

The 6312acre Alafia River State Park "ARSP", is comprised of many different parcels of land that have been gifted and/or donated by various individual and corporate owners. Most of this land is made up of former sites of phosphate mining operations. Areas like these are often worked for their valuable resources and later left alone to continue carrying on as areas of natural beauty.

These former mines sprawled throughout the beautiful nature preserves provide the perfect blueprint for mountain bike enthusiast. That is exactly what has happened at "ARSP". Along with its one-of-a-kind unique landscape and its natural beauty the trails have earned the title of an "EPIC DESTINATION" from the International Mountain Biking Association (IMBA).

After enjoying the bike trails, themselves, both owners and management along with many customer suggestions, decided to the establish the UBC Satellite store in the "ARSP". Now, after being a successful park vendor/concessionaire for the past four years management along with the support of park officials and park goers, UBC have decided to take their business to the next level.

This next level of business will entail more dedication and hands on efforts, along with a large increase community involvement. We at UBC feel that we can grow both our business and the parks popularity especially with the "IMBA", while supporting some great causes (charities and such) through events and fund raisers.

In order, for us to move on to the next chapter of growth and service, we have decided to acquire an alcoholic beverage license to sell beer and wine at our facility. We feel that this added amenity will possibly keep patrons at our venue longer along with the attraction of others (new customers) for our fundraising events as well as our daily business.

We are seeking a ^{2COP-X} alcoholic beverage license ^{2COP-X} BEER AND WINE FOR SALE AND CONSUMPTION ON THE PERMITTED PREMISES ONLY. NO PACKAGE SALES

This proposal is supported by the Florida Department of Environmental protection (the state governing body of the park) as well as our patrons. It is to be noted that ALL alcoholic beverage sales and consumption will be limited to a defined designated area and that ALL related laws will be enforced. As an added footnote the Hillsborough River State Park sets a precedent for this type of approval in Hillsborough County.

Our required land survey has determined that no other landowners, community uses or alcoholic beverage wet zonings that fall into any of the required distance regulations. HOWEVER. There is a special ordinance that comes into play:

SEC 6.11.11 ALCOHOLIC BEVERAGE USE

THIS ORDINANCE REQUIRES ALL CASES LIKE THIS BE HEARD BY A LAND USE HEARING OFFICER.

We are hoping that even with this special ordinance your consideration will be promising in approving our request and you will again allow for another small business to grow and prosper in Hillsborough County.

EXHIBIT "A"

DESCRIPTION:

Those portions of TOWNSHIP 31 SOUTH, RANGE 22 EAST, Hillsborough County, Florida, described as follows:

Section 7: The South 3/4 of the East 1/2.

Section 8: The West 1/2;

The West 1/2 of the Southwest 1/4 of the Northeast 1/4; and

The Southeast 1/4; LESS the part beginning at the northeast corner of said Southeast 1/4 and running south 0°20'33" west along the east boundary thereof 369.22 feet to the centerline of the old road commonly known as Jameson Road or Lillibridge Road, thence north 55°46'32" west along said road centerline 693.04 feet to the north boundary of said Southeast 1/4, thence south 89°56'31" east along said north boundary 575.36 feet to the point of beginning.

LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of SECTION 8, TOWNSHIP 31 SOUTH, RANGE 22 EAST, Hillsborough County, Florida, described as follows:

Commence at the Northwest corner of said Section 8 and run thence North 89°37'25" East along the Northerly line of the Northwest 1/4 of said Section 8, a distance of 2673.46 feet to the North 1/4 corner of said Section 8; thence South 00°08'27" West along the Westerly line of the Northeast 1/4 of said Section 8, a distance of 1324.91 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence North 89°40'53" East along the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 622.21 feet for a POINT OF BEGINNING; thence North 89°40'53" East, continuing along the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 43.00 feet to the Northeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence South 00°07'51" West along the Easterly line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 684.46 feet; thence South 89°51'17" West, a distance of 35.06 feet; thence North 00°33'13" West, a distance of 664.34 feet to an intersection with the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8 and the POINT OF BEGINNING.

AND LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of SECTION 8, TOWNSHIP 31 SOUTH, RANGE 22 EAST, Hillsborough County, Florida, described as follows:

Legal 10

REC 04 08 P 03 51

Commence at the Northwest corner of said Section 8 and run thence North 89°37'25" East along the Northerly line of the Northwest 1/4 of said Section 8, a distance of 2678.46 feet to the North 1/4 corner of said Section 8; thence South 00°08'27" West along the Westerly line of the Northeast 1/4 of said Section 8, a distance of 1324.91 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence North 89°40'53" East along the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 622.21 feet; thence South 00°33'13" East, a distance of 664.34 feet for a POINT OF BEGINNING; thence North 89°51'17" East, a distance of 35.06 feet to an intersection with the Easterly line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence South 00°09'57" West along said Easterly line, a distance of 331.79 feet; thence South 89°54'12" West, a distance of 30.90 feet; thence North 00°33'13" West, a distance of 331.77 feet to the POINT OF BEGINNING.

AND LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of SECTION 8, TOWNSHIP 31 SOUTH, RANGE 22 EAST, Hillsborough County, Florida, described as follows:

Commence at the Northwest corner of said Section 8 and run thence North 89°37'25" East along the Northerly line of the Northwest 1/4 of said Section 8, a distance of 2678.46 feet to the North 1/4 corner of said Section 8; thence South 00°08'27" West along the Westerly line of the Northeast 1/4 of said Section 8, a distance of 1324.91 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence North 89°40'53" East along the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 622.21 feet; thence South 00°33'13" East, a distance of 664.34 feet; thence South 00°33'13" East, a distance of 331.77 feet for a POINT OF BEGINNING; thence North 89°54'12" East, a distance of 30.90 feet to an intersection with the Easterly line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence South 00°07'04" West along said Easterly line, a distance of 332.38 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence North 89°59'51" West, a distance of 27.00 feet; thence North 00°33'13" West, a distance of 332.34 feet to the POINT OF BEGINNING.

Section 9:

That part of the Southeast 1/4 of the Southwest 1/4 described as beginning 1043.55 feet west of the southeast corner thereof and running north 1043.55 feet, thence northwesterly to the northwest corner of said Southeast 1/4 of the Southwest 1/4, thence south to the southwest corner thereof, thence east to the point of beginning; and

That part of the south 1043.55 feet of the east 1043.55 feet of the Southeast 1/4 of the Southwest 1/4 lying south and west of the county public road running in a southeasterly-northwesterly direction and commonly known as Jameson Road or Lillibridge Road; and

That part of the Southwest 1/4 of the Southeast 1/4 lying south and west of the county public road running in a southeasterly-northwesterly direction and commonly known as Jameson Road or Lillibridge Road.

Legal D

REC-108 P-0352

LESS:

A parcel of land in the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 31 South, Range 22 East, Hillsborough County, Florida, described as follows:

Commence at a 4" iron pipe representing the Southwest corner of Section 9, Township 31 South, Range 22 East, Hillsborough County, Florida, thence North 89°54'38" East, along the monumented Southerly line of the Southwest 1/4 of the Southwest 1/4 of said Section 9, 1332.99 feet, to a 4" x 4" concrete monument representing the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 9, and a POINT OF BEGINNING; thence North 00°03'41" East, along the monumented Westerly line of said Southeast 1/4 of the Southwest 1/4 of Section 9, 181 7.43 feet, to the county maintained right of way line of Jameson Road, as now existing; thence South 54°09'05" East, along said county maintained right of way line, 23.15 feet; thence, departing said county maintained right of way line, South 45°49'01" East, 125.19 feet; thence South 05°16'23" West, 1219.70 feet, to the POINT OF BEGINNING.

Section 10: The South 1/2; LESS the Northeast 1/4 of the Southeast 1/4 .

Section 14: The Northwest 1/4 of the Northwest 1/4 .

Section 15: All.

Section 16: That part lying South of Jameson Road.

Section 17: All.

Section 18: The East 1/2.

Section 19:

The East 1/2; LESS the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, and LESS the Northwest 1/4 of the Southeast 1/4.

LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 31 South, Range 22 East, Hillsborough County, Florida; described as follows:

Commence at a railroad spike representing the North 1/4 corner of said Section 19 and run South 00°25'00" West, along the monumented Westerly line of the Northeast 1/4 of said Section 19, 1275.25 feet, to a PK nail and brass disk, stamped "SWFWMD," representing the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 19 and the POINT OF BEGINNING; thence North 86°51'05" East, along the monumented Northerly line of said Southwest 1/4 of the Northeast 1/4 of Section 19, 307.74 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 39°51'53" West, 54.26 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 86°08'19" West, 273.45 feet, to a PK nail and brass disk, stamped "SWFWMD," said PK nail being on the aforementioned monumented Westerly line of the Northeast 1/4 of said Section 19; thence

REC 8408 P 0353

Legal 0

North 00°25'00" East, along said monumented Westerly line of the Northeast 1/4 of said Section 19, 43.32 feet, to the POINT OF BEGINNING; LESS right of way for County Road No. 39.

AND LESS:

That part of said Section 19 described in Deed Book 1305, Page 168 of the Public Records of Hillsborough County, Florida (deed for right of way).

Section 20: All.

Section 21: All.

Section 22: All.

Section 27: The West 3/4.

Section 28: All.

Section 29: All.

Section 30: The Southeast 1/4 of the Northwest 1/4; and

The Northeast 1/4; LESS the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4; and

The Northeast 1/4 of the Southeast 1/4; and

The Northwest 1/4 of the Southeast 1/4; LESS that part of the Northwest 1/4 of the Southeast 1/4 described as: from the southwest corner of the Southeast 1/4 of said Section 30 run north 00°04'27" east along the west boundary thereof 2084.44 feet to the POINT OF BEGINNING; from the point of beginning continue north 00°04'27" east along said boundary 210 feet; thence south 89°55'33" east 234.73 feet, thence south 00°04'27" west (parallel to said west boundary) 210 feet, thence north 89°55'33" west 234.73 feet to point of beginning, and LESS that part of the Northwest 1/4 of the Southeast 1/4 described as: begin at the southeast corner of the Northwest 1/4 of the Southeast 1/4 and run south 88°01'58" west along the south boundary thereof 1316.96 feet to the easterly right-of-way line of County Road 39, thence north 00°14'05" west along said right-of-way line 39.82 feet, thence north 89°45'55" east 1316.36 feet, more or less, to the point of beginning; and

The Southeast 1/4 of the Southeast 1/4; LESS that part of the Southeast 1/4 of the Southeast 1/4 of Section 30 lying within the following described parcel: begin at the northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 30 and run south 00°08'28" east along the west boundary thereof, 1346.18 feet, to the southwest corner thereof; thence (entering Section 31) continue south 00°08'28" east, 211.04 feet, thence north 89°45'55" east 64.39 feet, thence north 00°08'28" west 1557.22 feet, thence south 89°45'55" west 64.39 feet to the point of beginning.

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REC 8408 P 0354

LESS:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida; described as follows:

Commence at a railroad spike representing the North 1/4 corner of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida, and run South 00°48'16" West, along the monumented Easterly line of the Northwest 1/4 of said Section 30, 2599.05 feet, to a 3/4" iron pipe representing the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 30; thence North 89°25'39" West, along the Southerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 1310.34 feet, for a POINT OF BEGINNING; thence continue North 89°25'39" West, along said Southerly line of the Southeast 1/4 of the Northwest 1/4 of Section 30, 18.25 feet, to a 5/8" iron rod representing the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 30; thence North 00°41'51" East, along the Westerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 1299.40 feet, to a 1-1/2" iron pipe representing the Northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 30; thence South 89°25'58" East, along the Northerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 18.25 feet; thence South 00°41'51" West, parallel with the Westerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 1299.40 feet, to the POINT OF BEGINNING; LESS right of way for Lewis Road.

AND LESS:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida, described as follows:

Commence at a railroad spike representing the North 1/4 corner of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida, and run South 00°48'16" West, along the monumented Easterly line of the Northwest 1/4 of said Section 30, 1299.52 feet, to a PK nail with brass disk, stamped "SWFWMD" representing the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 30; thence North 89°25'58" West, along the monumented Northerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 49.83 feet, to a point on the Westerly right-of-way line of County Road No. 39, and the POINT OF BEGINNING; thence South 00°48'46" West, along said Westerly right-of-way line of County Road No. 39, 3.82 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 85°58'54" West, 247.17 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence North 00°48'16" East, 23.72 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," said iron rod being on the monumented Northerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30; thence South 89°25'58" East, along said monumented Northerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 246.28 feet, to the POINT OF BEGINNING.

AND LESS:

That part of said Section 30 described in Official Records Book 8213, Pages 474 and 475 of the Public Records of Hillsborough County, Florida (deed to Little Union Primitive Baptist Church).

Section 31: The Southeast 1/4 of the Northeast 1/4;

REC 08 08 60355

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The Southwest 1/4 of the Northeast 1/4; LESS the east 14 chains of the south 8 chains thereof, and LESS the S-1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4; and

The North 1/2 of the Northeast 1/4; LESS that part of the North 1/2 of the Northeast 1/4 of Section 31 lying within the following described parcel: begin at the northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 30, and run south 00°08'28" east, along the west boundary thereof, 1346.18 feet, to the southwest corner thereof; thence (entering Section 31) continue south 00°08'28" east, 211.04 feet; thence north 89°45'55" east, 64.39 feet; thence north 00°08'28" west, 1557.22 feet; thence south 89°45'55" west, 64.39 feet, to the point of beginning; and LESS that part of the North 1/2 of the Northeast 1/4 described as: begin at the northeast corner of the Northwest 1/4 of the Northeast 1/4, and run south 87°32'27" west, along the north boundary thereof, 1315.15 feet, to the easterly right-of-way line of County Road 39; thence south 00°14'05" east, along said right-of-way line, 2.05 feet; thence south 00°00'15" west, still along said right-of-way line, 157.95 feet, thence north 89°45'55" east, 1314.47 feet, thence north 00°08'28" west, 211.04 feet, to the point of beginning.

LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 31 South, Range 22 East, Hillsborough County, Florida described as follows:

Commence at a 4" x 4" concrete monument representing the East 1/4 corner of said Section 31, and run South 89°35'04" West, along the Southerly line of the Northeast 1/4 of said Section 31, 1345.29 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," representing the Southeast corner of said Southwest 1/4 of the Northeast 1/4 of Section 31; thence North 00°46'34" West, along the Easterly line of said Southwest 1/4 of the Northeast 1/4 of Section 31, 528.01 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," and the POINT OF BEGINNING; thence South 89°35'04" West, parallel with the aforementioned Southerly line of the Northeast 1/4 of Section 31, 815.52 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence North 09°07'39" East, 29.50 feet; thence South 88°21'37" East, 811.15 feet, to the POINT OF BEGINNING.

AND LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 31 South, Range 22 East, Hillsborough County, Florida, described as follows:

Commence at a 4" x 4" concrete monument representing the East 1/4 corner of said Section 31, and run South 89°35'04" West, along the Southerly line of the Northeast 1/4 of said Section 31, 1345.29 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," representing the Southeast corner of said Southwest 1/4 of the Northeast 1/4 of Section 31; thence North 00°46'34" West, along the Easterly line of said Southwest 1/4 of the Northeast 1/4 of Section 31, 528.01 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 89°35'04" West, parallel with the aforementioned Southerly line of the Northeast 1/4 of Section 31, 924.02 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," and the POINT OF BEGINNING; thence South 00°46'34" East, parallel with the Easterly line of said Southwest 1/4 of the Northeast 1/4 of Section 31, 203.51 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 89°21'33" West, 3.00 feet;

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REC 408 20356

thence North 00°21'13" West, 203.52 feet; thence North 89°35'04" East, parallel with the
aforementioned Southerly line of the Northeast 1/4 of Section 31, 1.50 feet, to the POINT OF
BEGINNING.

Section 32: The North 1/2.

Section 33: The North 1/2.

**LESS those portions of the lands described in the following instruments lying
within the above parcel:**

Official Records Book 7451, Pages 1801 through 1812 of the Public Records of Hillsborough
County, Florida (deed to DMC-Agrico Company);

Official Records Book 8238, Pages 1138 through 1169 of the Public Records of Hillsborough
County, Florida (deed for Conservation Easement lands to the Board of Trustees of the Internal
Improvement Trust Fund of the State of Florida);

Official Records Book 8256, Pages 103 through 105 of the Public Records of Hillsborough
County, Florida (deed for Public Park to Board of Trustees of the Internal Improvement Trust Fund
of the State of Florida);

Official Records Book 8238, Page 1066 of the Public Records of Hillsborough County, Florida
(deed for the flooded river channel of the Alafal River to The Board of Trustees of the Internal Trust
Fund of the State of Florida).

ALSO LESS rights of way for the following:

Thatcher Road (county maintained), described as follows:

A parcel of land situated in the Southeast 1/4 of Section 19, Township 31 South, Range 22
East, Hillsborough County, Florida, and in the Northeast 1/4 of Section 30, Township 31 South,
Range 22 East, Hillsborough County, Florida, described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 19, and run North
88°08'46" East, along the Southerly line of said Southeast 1/4 of Section 19, 50.40 feet, to a POINT
OF BEGINNING, said point being on the Easterly Right of Way of County Road No. 39; thence
North 00°27'31" East, along said Easterly Right of Way, 22.74 feet; thence North 88°43'42" East,
2543.25 feet; thence South 01°16'18" East, 50.00 feet; thence South 88°43'42" West, 2544.80 feet,
to the aforementioned Easterly Right of Way of County Road No. 39; thence North 00°48'46" East,
along said Easterly Right of Way, 7.42 feet; thence continuing along said Easterly Right of Way,
North 00°27'31" East, 19.86 feet, to the POINT OF BEGINNING;

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Lewis Road (county maintained);

County Road 89 (according to FDOT Right of Way maps Section 1053-252 and 1053-250 dated circa 1954-1957);

Jameson Road (county maintained); and
Walter Hunter Road (per Commissioner's Minute Book '8', Page 424).

ORL-17066

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Page 8 of 8

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22-0081

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This instrument prepared by and return to:

JAMES A. PARK, III
HOLLAND & KNIGHT
Post Office Box 32092
Lakeland, Florida 33802-2092

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

94198.000; multiple

Property Appraiser's parcel identification number

Documentary Tax Pd - F.S. 201.02 \$.70
Documentary Tax Pd - F.S. 201.08 \$ 8
Intangible Tax Pd - F.S. 199 \$
Richard Ake, Clerk Hillsborough County
By: *[Signature]* Deputy Clerk

TRUSTEE'S DEED

The Grantor, **CYTEC BREWSTER PHOSPHATES INC.**, a Delaware corporation, as Trustee under the provisions of a Trust Agreement dated December 17, 1993 and known as Trust No. 9998, in consideration of the sum of ten dollars and other valuable considerations received from the Grantee, hereby grants and conveys to the Grantee, **THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose mailing address is 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32309-3000, the real property in Hillsborough County, Florida, described in Exhibit A attached hereto.

This conveyance is subject to the land use restrictions and restrictive covenants set forth in Exhibit B hereto. This conveyance is also subject to easements, restrictions, limitations, and conditions of record, as may now exist, but any such interest that may have been terminated is not hereby reimposed.

This conveyance is also subject to the following reservations of rights and interests:

(1) Trustee reserves for itself and its successors and assigns all rents and royalties payable subsequent to the date hereof by IMC-Agrico Company, or its successors and assigns, under that certain October 10, 1986 lease to International Minerals and Chemical Corporation, a notice of which is recorded in Official Records Book 5699, page 886 of the Public Records of Hillsborough County, Florida, which lease has been assigned to IMC-Agrico Company by an instrument dated and filed July 1, 1993 and recorded in Official Records Book 7030, page 791 of the Public Records of Hillsborough County, Florida;

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DEED

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(2) Trustee reserves for itself and its tenants, successors and assigns all rights, reservations, easements and use rights reserved by Trustee in that certain Special Warranty Deed from Trustee to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, dated June 18, 1996, filed August 5, 1996 in Official Records Book 8238, page 1066 of the Public Records of Hillsborough County, Florida (Alafia River flooded channel) and that certain Special Warranty Deed from Trustee to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, dated June 18, 1996, filed August 5, 1996 in Official Records Book 8238, page 1136 of the Public Records of Hillsborough County, Florida (Alafia River 25-year flood plain); and

(3) Trustee reserves for itself and its tenants, successors and assigns rights to undertake any and all activities that may be necessary or useful to complete land reclamation and permit compliance work required by applicable state and local laws, ordinances and regulations by virtue of prior phosphate mining operations on the Property and adjacent lands.

Dated this 18th day of December, 1996.

Signed in the presence of:

CYTEC BREWSTER PHOSPHATES INC.,
a Delaware corporation, as
Trustee under the provisions of a Trust
Agreement dated December 7, 1993 and
known as Trust No. 9998

(Sign) Karen M. August
(Print name) Karen M. August

By: J.P. Cronin
(Print name) J.P. Cronin
As its President

EM.

(Sign) Daniel J. LaBee
(Print name) DANIEL J. L.A.B.E.E.
Two witnesses

Five Garret Mountain Plaza
West Paterson, New Jersey 07424

Corporate Seal)

DEED

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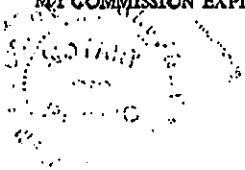
STATE OF NEW JERSEY
COUNTY OF PASSAIC

The foregoing instrument was acknowledged before me this 18th day of
December, 1998, by J. P. Cronin, as President
of CYTEC BREWSTER PHOSPHATES, INC., a
Delaware corporation, on behalf of the corporation as Trustee. He/she/has personally
known to me or has produced _____
as identification.

Rosary A. Gaffney

(Print name) Rosary A. Gaffney
Notary Public

My commission expires:
(Affix notarial seal)
ROSARY A. GAFFNEY
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 3/23/93



REC-108 20350

DEED

EXHIBIT 'A'

DESCRIPTION:

Those portions of TOWNSHIP 31 SOUTH, RANGE 22 EAST, Hillsborough County, Florida, described as follows:

Section 7: The South 3/4 of the East 1/2.

Section 8: The West 1/2;

The West 1/2 of the Southwest 1/4 of the Northeast 1/4; and

The Southeast 1/4; LESS the part beginning at the northeast corner of said Southeast 1/4 and running south 0°20'33" west along the east boundary thereof 369.22 feet to the centerline of the old road commonly known as Jameson Road or Lillibridge Road, thence north 55°46'32" west along said road centerline 693.04 feet to the north boundary of said Southeast 1/4, thence south 89°56'31" east along said north boundary 575.36 feet to the point of beginning.

LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of SECTION 8, TOWNSHIP 31 SOUTH, RANGE 22 EAST, Hillsborough County, Florida, described as follows:

Commence at the Northwest corner of said Section 8 and run thence North 89°37'25" East along the Northerly line of the Northwest 1/4 of said Section 8, a distance of 2673.46 feet to the North 1/4 corner of said Section 8; thence South 00°08'27" West along the Westerly line of the Northeast 1/4 of said Section 8, a distance of 1324.91 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence North 89°40'53" East along the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 622.21 feet for a POINT OF BEGINNING; thence North 89°40'53" East, continuing along the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 43.00 feet to the Northeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence South 00°07'51" West along the Easterly line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 684.46 feet; thence South 89°51'17" West, a distance of 35.06 feet; thence North 00°33'13" West, a distance of 664.34 feet to an intersection with the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8 and the POINT OF BEGINNING.

AND LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of SECTION 8, TOWNSHIP 31 SOUTH, RANGE 22 EAST, Hillsborough County, Florida, described as follows:

REC 84 08 P 0351

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Commence at the Northwest corner of said Section 8 and run thence North 89°37'25" East along the Northerly line of the Northwest 1/4 of said Section 8, a distance of 2673.46 feet to the North 1/4 corner of said Section 8; thence South 00°08'27" West along the Westerly line of the Northeast 1/4 of said Section 8, a distance of 1324.91 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence North 89°40'53" East along the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 623.21 feet; thence South 00°33'13" East, a distance of 664.34 feet for a POINT OF BEGINNING; thence North 89°51'17" East, a distance of 35.06 feet to an intersection with the Easterly line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence South 00°09'57" West along said Easterly line, a distance of 331.79 feet; thence South 89°54'12" West, a distance of 30.90 feet; thence North 00°33'13" West, a distance of 331.77 feet to the POINT OF BEGINNING.

AND LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of SECTION 8, TOWNSHIP 31 SOUTH, RANGE 22 EAST, Hillsborough County, Florida, described as follows:

Commence at the Northwest corner of said Section 8 and run thence North 89°37'25" East along the Northerly line of the Northwest 1/4 of said Section 8, a distance of 2673.46 feet to the North 1/4 corner of said Section 8; thence South 00°08'27" West along the Westerly line of the Northeast 1/4 of said Section 8, a distance of 1324.91 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence North 89°40'53" East along the Northerly line of the Southwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 622.21 feet; thence South 00°33'13" East, a distance of 664.34 feet; thence South 00°33'13" East, a distance of 331.77 feet for a POINT OF BEGINNING; thence North 89°54'12" East, a distance of 30.90 feet to an intersection with the Easterly line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence South 00°07'04" West along said Easterly line, a distance of 332.38 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence North 89°59'51" West, a distance of 27.00 feet; thence North 00°33'13" West, a distance of 332.34 feet to the POINT OF BEGINNING.

Section 9:

That part of the Southeast 1/4 of the Southwest 1/4 described as beginning 1043.55 feet west of the southeast corner thereof and running north 1043.55 feet, thence northwesterly to the northwest corner of said Southeast 1/4 of the Southwest 1/4, thence south to the southwest corner thereof, thence east to the point of beginning; and

That part of the south 1043.55 feet of the east 1043.55 feet of the Southeast 1/4 of the Southwest 1/4 lying south and west of the county public road running in a southeasterly-northwesterly direction and commonly known as Jameson Road or Lillibridge Road; and

That part of the Southwest 1/4 of the Southeast 1/4 lying south and west of the county public road running in a southeasterly-northwesterly direction and commonly known as Jameson Road or Lillibridge Road.

REC 04 08 P 03 52

DEED

LESS:

A parcel of land in the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 31 South, Range 22 East, Hillsborough County, Florida, described as follows:

Commence at a 4" iron pipe representing the Southwest corner of Section 9, Township 31 South, Range 22 East, Hillsborough County, Florida, thence North 89°54'36" East, along the monumented Southerly line of the Southwest 1/4 of the Southwest 1/4 of said Section 9, 1332.99 feet, to a 4" x 4" concrete monument representing the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 9, and a POINT OF BEGINNING; thence North 00°03'41" East, along the monumented Westerly line of said Southeast 1/4 of the Southwest 1/4 of Section 9, 181.743 feet, to the county maintained right of way line of Jameson Road, as now existing; thence South 54°09'05" East, along said county maintained right of way line, 23.15 feet; thence, departing said county maintained right of way line, South 45°49'01" East, 123.19 feet; thence South 05°16'23" West, 1219.70 feet, to the POINT OF BEGINNING.

Section 10: The South 1/2; LESS the Northeast 1/4 of the Southeast 1/4.

Section 14: The Northwest 1/4 of the Northwest 1/4.

Section 15: All.

Section 16: That part lying South of Jameson Road.

Section 17: All.

Section 18: The East 1/2.

Section 19: The East 1/2; LESS the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4, and LESS the Northwest 1/4 of the Southeast 1/4.

LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 19, Township 31 South, Range 22 East, Hillsborough County, Florida; described as follows:

Commence at a railroad spike representing the North 1/4 corner of said Section 19 and run South 00°25'00" West, along the monumented Westerly line of the Northeast 1/4 of said Section 19, 1275.25 feet, to a PK nail and brass disk, stamped "SWFWMD," representing the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 19 and the POINT OF BEGINNING; thence North 88°51'05" East, along the monumented Northerly line of said Southwest 1/4 of the Northeast 1/4 of Section 19, 307.74 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 39°51'53" West, 54.28 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 86°06'19" West, 273.45 feet, to a PK nail and brass disk, stamped "SWFWMD," said PK nail being on the aforementioned monumented Westerly line of the Northeast 1/4 of said Section 19; thence

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North 00°25'00" East, along said monumented Westerly line of the Northeast 1/4 of said Section 19, 43.32 feet, to the POINT OF BEGINNING; LESS right of way for County Road No. 39.

AND LESS:

That part of said Section 19 described in Deed Book 1805, Page 168 of the Public Records of Hillsborough County, Florida (deed for right of way).

Section 20: All.

Section 21: All.

Section 22: All.

Section 27: The West 3/4.

Section 28: All.

Section 29: All.

Section 30: The Southeast 1/4 of the Northwest 1/4; and

The Northeast 1/4; LESS the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4; and

The Northeast 1/4 of the Southeast 1/4; and

The Northwest 1/4 of the Southeast 1/4; LESS that part of the Northwest 1/4 of the Southeast 1/4 described as: from the southwest corner of the Southeast 1/4 of said Section 30 run north 00°04'27" east along the west boundary thereof 2084.44 feet to the POINT OF BEGINNING; from the point of beginning continue north 00°04'27" east along said boundary 210 feet; thence south 89°55'33" east 234.73 feet, thence south 00°04'27" west (parallel to said west boundary) 210 feet, thence north 89°55'33" west 234.73 feet to point of beginning, and LESS that part of the Northwest 1/4 of the Southeast 1/4 described as: begin at the southeast corner of the Northwest 1/4 of the Southeast 1/4 and run south 88°01'58" west along the south boundary thereof 1816.96 feet to the easterly right-of-way line of County Road 39, thence north 00°14'05" west along said right-of-way line 39.82 feet, thence north 89°45'55" east 1816.86 feet, more or less, to the point of beginning; and

The Southeast 1/4 of the Southeast 1/4; LESS that part of the Southeast 1/4 of the Southeast 1/4 of Section 30 lying within the following described parcel: begin at the northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 30 and run south 00°08'28" east along the west boundary thereof, 1346.18 feet, to the southwest corner thereof; thence (entering Section 31) continue south 00°08'28" east, 211.04 feet, thence north 89°45'55" east 64.89 feet, thence north 00°08'28" west 1557.22 feet, thence south 89°45'55" west 64.89 feet to the point of beginning.

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DEED

LESS:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida; described as follows:

Commence at a railroad spike representing the North 1/4 corner of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida, and run South 00°48'16" West, along the monumented Easterly line of the Northwest 1/4 of said Section 30, 2599.05 feet, to a 3/4" iron pipe representing the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 30; thence North 89°25'59" West, along the Southerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 1310.84 feet, for a POINT OF BEGINNING; thence continue North 89°25'39" West, along said Southerly line of the Southeast 1/4 of the Northwest 1/4 of Section 30, 1825 feet, to a 5/8" iron rod representing the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 30; thence North 00°41'51" East, along the Westerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 1299.40 feet, to a 1-1/2" iron pipe representing the Northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 30; thence South 89°25'58" East, along the Northerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 1825 feet; thence South 00°41'51" West, parallel with the Westerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 1299.40 feet, to the POINT OF BEGINNING; LESS right of way for Lewis Road.

AND LESS:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida, described as follows:

Commence at a railroad spike representing the North 1/4 corner of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida, and run South 00°48'16" West, along the monumented Easterly line of the Northwest 1/4 of said Section 30, 1299.52 feet, to a PFK nail with brass disk, stamped "SWFWMD" representing the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 30; thence North 89°25'58" West, along the monumented Northerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 49.83 feet, to a point on the Westerly right-of-way line of County Road No. 39, and the POINT OF BEGINNING; thence South 00°48'46" West, along said Westerly right-of-way line of County Road No. 39, 8.82 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 85°58'54" West, 247.17 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence North 00°48'16" East, 23.72 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," said iron rod being on the monumented Northerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30; thence South 89°25'58" East, along said monumented Northerly line of said Southeast 1/4 of the Northwest 1/4 of Section 30, 246.28 feet, to the POINT OF BEGINNING.

AND LESS:

That part of said Section 30 described in Official Records Book 8213, Pages 474 and 475 of the Public Records of Hillsborough County, Florida (deed to Little Union Primitive Baptist Church).

Section 31: The Southeast 1/4 of the Northeast 1/4;

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The Southwest 1/4 of the Northeast 1/4; LESS the east 14 chains of the south 8 chains thereof, and LESS the S-1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4; and

The North 1/2 of the Northeast 1/4; LESS that part of the North 1/2 of the Northeast 1/4 of Section 31 lying within the following described parcel: begin at the northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 30, and run south 00°08'28" east, along the west boundary thereof, 1846.18 feet, to the southwest corner thereof; thence (entering Section 31) continue south 00°08'28" east, 211.04 feet; thence north 89°45'55" east, 64.89 feet; thence north 00°08'28" west, 1557.22 feet; thence south 89°45'55" west, 64.89 feet, to the point of beginning; and LESS that part of the North 1/2 of the Northeast 1/4 described as: begin at the northeast corner of the Northwest 1/4 of the Northeast 1/4, and run south 87°32'27" west, along the north boundary thereof, 1815.15 feet, to the easterly right-of-way line of County Road 89; thence south 00°14'05" east, along said right-of-way line, 2.05 feet; thence south 00°00'15" west, still along said right-of-way line, 157.95 feet, thence north 89°45'55" east, 1814.47 feet, thence north 00°08'28" west, 211.04 feet, to the point of beginning.

LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 31 South, Range 22 East, Hillsborough County, Florida described as follows:

Commence at a 4" x 4" concrete monument representing the East 1/4 corner of said Section 31, and run South 89°35'04" West, along the Southerly line of the Northeast 1/4 of said Section 31, 1345.29 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," representing the Southeast corner of said Southwest 1/4 of the Northeast 1/4 of Section 31; thence North 00°46'34" West, along the Easterly line of said Southwest 1/4 of the Northeast 1/4 of Section 31, 528.01 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," and the POINT OF BEGINNING; thence South 89°35'04" West, parallel with the aforementioned Southerly line of the Northeast 1/4 of Section 31, 815.52 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence North 09°07'39" East, 29.50 feet; thence South 88°21'37" East, 811.15 feet, to the POINT OF BEGINNING.

AND LESS:

A parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 31 South, Range 22 East, Hillsborough County, Florida, described as follows:

Commence at a 4" x 4" concrete monument representing the East 1/4 corner of said Section 31, and run South 89°35'04" West, along the Southerly line of the Northeast 1/4 of said Section 31, 1345.29 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," representing the Southeast corner of said Southwest 1/4 of the Northeast 1/4 of Section 31; thence North 00°46'34" West, along the Easterly line of said Southwest 1/4 of the Northeast 1/4 of Section 31, 528.01 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 89°35'04" West, parallel with the aforementioned Southerly line of the Northeast 1/4 of Section 31, 924.02 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD," and the POINT OF BEGINNING; thence South 00°46'34" East, parallel with the Easterly line of said Southwest 1/4 of the Northeast 1/4 of Section 31, 203.51 feet, to a 5/8" iron rod with plastic cap, stamped "SWFWMD"; thence South 89°21'33" West, 3.00 feet;

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thence North 00°21'13" West, 203.52 feet; thence North 89°35'04" East, parallel with the aforementioned Southerly line of the Northeast 1/4 of Section 31, 1.50 feet, to the POINT OF BEGINNING.

Section 32: The North 1/2.

Section 33: The North 1/2.

LESS those portions of the lands described in the following instruments lying within the above parcel:

Official Records Book 7451, Pages 1301 through 1312 of the Public Records of Hillsborough County, Florida (deed to DMC-Agrico Company);

Official Records Book 8238, Pages 1138 through 1169 of the Public Records of Hillsborough County, Florida (deed for Conservation Easement lands to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida);

Official Records Book 8256, Pages 103 through 105 of the Public Records of Hillsborough County, Florida (deed for Public Park to Board of Trustees of the Internal Improvement Trust Fund of the State of Florida);

Official Records Book 8238, Page 1068 of the Public Records of Hillsborough County, Florida (deed for the flooded river channel of the Alafai River to The Board of Trustees of the Internal Trust Fund of the State of Florida).

ALSO LESS rights of way for the following:

Thatcher Road (county maintained), described as follows:

A parcel of land situated in the Southeast 1/4 of Section 19, Township 31 South, Range 22 East, Hillsborough County, Florida, and in the Northeast 1/4 of Section 30, Township 31 South, Range 22 East, Hillsborough County, Florida, described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 19, and run North 86°08'46" East, along the Southerly line of said Southeast 1/4 of Section 19, 50.40 feet, to a POINT OF BEGINNING, said point being on the Easterly Right of Way of County Road No. 39; thence North 00°27'31" East, along said Easterly Right of Way, 22.74 feet; thence North 88°43'42" East, 2543.25 feet; thence South 01°16'18" East, 50.00 feet; thence South 88°43'42" West, 2544.80 feet, to the aforementioned Easterly Right of Way of County Road No. 39; thence North 00°48'46" East, along said Easterly Right of Way, 7.42 feet; thence continuing along said Easterly Right of Way, North 00°27'31" East, 19.86 feet, to the POINT OF BEGINNING;

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Lewis Road (county maintained);

County Road 89 (according to FDOT Right of Way maps Section 1058-252 and 1058-250 dated circa 1954-1957);

Jamson Road (county maintained); and
Walter Hunter Road (per Commissioner's Minute Book 'B', Page 424).

ORL-179648

85502 804828
85502 80358

DEED

EXHIBIT B

to

Trustees Deed

from

CYTEC BREWSTER PHOSPHATES INC., as Trustee

to

**THE BOARD OF TRUSTEES OF
THE INTERNAL IMPROVEMENT TRUST FUND OF
THE STATE OF FLORIDA**

In order to preserve the natural state and condition of the real property conveyed by this Trustees Deed (the "Lands") and to assure the use of the Lands for public recreational purposes, the Grantor hereby declares that the Lands shall now and hereafter be subject to the covenants, conditions and land use restrictions set forth below, all of which are hereby declared to run with and be binding upon the Lands and upon all persons or entities having any right, title or interest in the Lands.

Except as specifically set forth below, the Lands shall be used, maintained and operated as a public park, the principal uses of which shall be for public recreational purposes and the conservation of the natural resources of the Lands.

Without limiting the generality of the foregoing land use restriction, the Lands shall not be used for any of the following purposes:

1. The Lands shall not be used for any type of correctional facility (including, but not limited to, work release or youth rehabilitation camps), any type of landfill operation (including, but not limited to, sanitary landfills, hazardous waste landfills, or construction/demolition debris landfills), the site of a power generating facility, a firing range, or an explosive disposal site (through demolition or abandonment).
2. The Lands shall not be used for any type of reservoir.
3. Except to the extent of the interests reserved by the Grantor, for its benefit and the benefit of its tenants, successors and assigns, there shall be no exploration for or extraction or mining of oil, gas or minerals on or under the Lands, and there shall be no removal of fill dirt (borrow pit operations) or other materials for use off site.
4. No portion of the Lands shall be used for commercial or retail purposes, except to the extent of ancillary commercial and retail purposes typically associated

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with the operation of a public park, such as canoe, boat and horseback rentals, concession stands and a retail store selling food, beverages, camping supplies and recreational supplies to campers in and guests of the public park.

5. No portion of the Lands shall be used for the development or operation of a commercial amusement park, theme park, sports stadium or arena or private or governmental office buildings (except for such office and maintenance buildings as are typically associated with and necessary to the operation and maintenance of a public park).

6. No portion of the Lands shall be developed or occupied for residential development, except for such ancillary residential structures for park management personnel as may be typically associated with the operation and maintenance of a public park.

The foregoing land use restrictions shall not restrict or prohibit the use of portions of the Lands for ancillary facilities and structures for site management and recreational purposes, such as, but not limited to, exhibit centers, maintenance facilities, security or management residences, rental cabins, horse stables, boardwalks, hiking trails, boat and canoe launching and storage areas, and other structures and facilities whose purpose is directly related to the management, maintenance and conservation of the Lands and to public recreational purposes. The foregoing land use restrictions also shall not restrict or prohibit the use of portions of the Lands for agricultural purposes that are compatible with the principal uses of the balance of the Lands for public recreational purposes and the conservation of the natural resources of the Lands.

The land use restrictions contained in these covenants and restrictions do not contain a reversionary interest in Grantor and may only be enforced by Grantor.

All existing encumbrances shown on the survey at the time of closing are expressly exempted from the operation of these restrictions.

The foregoing land use restrictions may only be amended, modified or waived by Grantor in writing, with the approval of the Southwest Florida Water Management District (or its successor agency), the Hillsborough County Board of County Commissioners and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. Any such amendment, modification or waiver shall require at least one public hearing before each governmental body.

(End of Exhibit B)

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P0360

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Received
10/18/2021
Development Services

SPECIAL USE (ALCOHOLIC BEVERAGE PERMIT) (WAIVER REQUIRED)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600.
All requirements listed on the submittal checklist must be met. Incomplete applications will not be accepted.

Property Information

Address: 14326 S. 39 Hwy City/State/Zip: Lithia, FL 33547 TWN-RN-SEC: 31-22-18
Folio(s): A) 094209-0000 Zoning: AM Future Land Use: N Property Size: 319 acres
B) 094205-0000 AM 640 acres

Property Owner Information

Name: TIITF/REC & PARKS Alafia River Lonesome Mine Donation Phone: (813) 672-5320
Address: 3900 Commonwealth Blvd City/State/Zip: Tallahassee, FL 32399-3000
Email: dustin.l.allen@floridadep.gov FAX Number: _____

Applicant Information

Name: UBC Bikes Inc. Daytime Phone: (813) 459-8293
Address: 14326 S. 39 Hwy City/State/Zip: Lithia, FL 33547
Email: Carlos@ubcbike.com FAX Number: _____

Applicant's Representative (if different than above)

Name: Terry A. Haley Daytime Phone: (813) 453-4251
Address: 108 Clock Tower Dr. #157 City / State/Zip: Brandon, FL 33510
Email: terryahaley@aol.com FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Signature of Applicant

Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Signature of Property Owner

Dustin Allen
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 10/18/2021
Case Number: 22-0081 Public Hearing Date: 12/13/2021 Receipt Number: _____
Type of Application: SU-AB

Development Services, 601 E Kennedy Blvd. 19th Floor

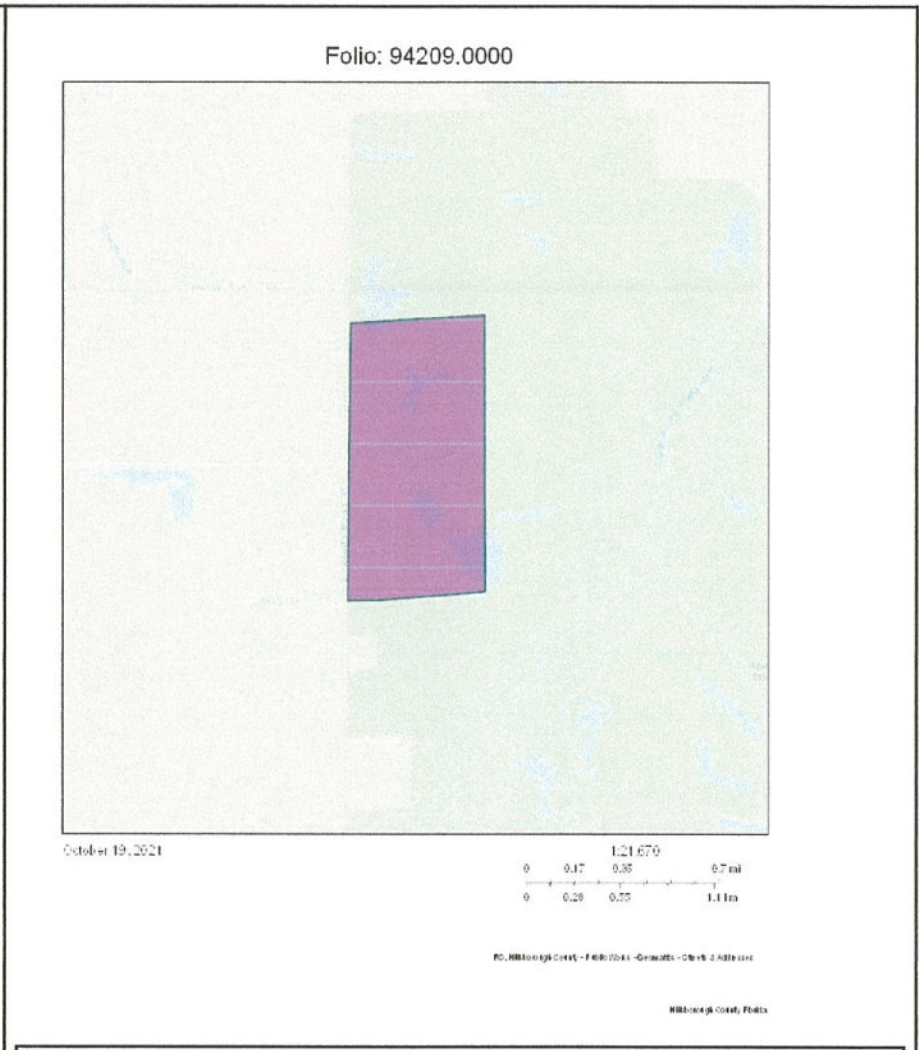
Revised 07/02/2014

22-0081



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AM
Description	Agricultural - Mining
RZ	73-0001A
Flood Zone:A	
Flood Zone:A	
Flood Zone:A	
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
FIRM Panel	0545H
FIRM Panel	12057C0545H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120545C
County Wide Planning Area	South Rural
Community Base Planning Area	SouthShore
Census Data	Tract: 013903 Block: 2029
Future Landuse	N
Mobility Assessment District	Rural
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 6
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



Folio: 94209.0000
PIN: U-18-31-22-ZZZ-000005-30890.0
TIITF/REC & PARKS
Mailing Address:
ALAFIA RIVER LONESOME MINE DONATION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000
Site Address:
14326 S 39 HWY
LITHIA, FL 33547
SEC-TWN-RNG: 18-31-22
Acreage: 317.30200195
Market Value: \$2,183,699.00
Landuse Code: 8700 GOVERNMENT

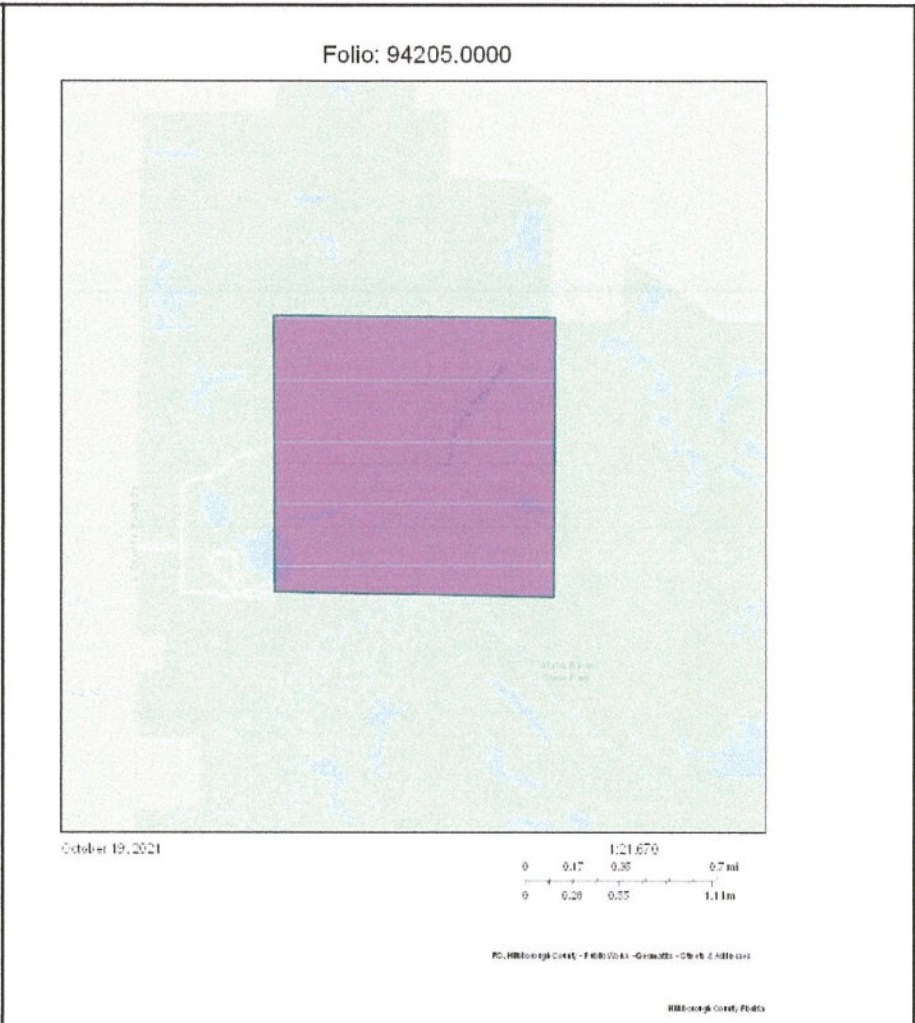
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- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AM
Description	Agricultural - Mining
RZ	73-0001A
Flood Zone:AE	FLOODWAY
Flood Zone:A	
Flood Zone:AE	
Flood Zone:A	
Flood Zone:A	
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
Flood Zone:AE	
Flood Zone:AE	
Flood Zone:A	
Flood Zone:A	
Flood Zone:A	
FIRM Panel	0565H
FIRM Panel	12057C0565H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0545H
FIRM Panel	12057C0545H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	AE FW
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	AE FW
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	X
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	AE
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	X500
Pre 2008 Flood Zone	X500
Pre 2008 Firm Panel	1201120565C
County Wide Planning Area	South Rural
Community Base Planning Area	SouthShore
Census Data	Tract: 013903



Folio: 94205.0000
PIN: U-17-31-22-ZZZ-000005-30860.0
TIITF/REC & PARKS
Mailing Address:
ALAFIA RIVER LONESOME MINE DONATION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000
Site Address:
0 S OF JAMESON RD
LITHIA, FL 33547
SEC-TWN-RNG: 17-31-22
Acreage: 655.86199951
Market Value: \$3,224,182.00
Landuse Code: 8700 GOVERNMENT

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2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

22-0081

	Block: 2035	
Census Data	Tract: 013903 Block: 2029	
Census Data	Tract: 013903 Block: 2065	
Future Landuse	N	
Mobility Assessment District	Rural	
Mobility Benefit District	5	
Fire Impact Fee	South	
Parks/Schools Impact Fee	SOUTH	
ROW/Transportation Impact Fee	ZONE 6	
Wind Borne Debris Area	Outside 140 MPH Area	
Competitive Sites	NO	
Redevelopment Area	NO	

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