



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #245 - BIG BEND TRANSFER COMPANY HILLSBOROUGH COUNTY

On June 14, 2004, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. 04-085. The Resolution is a Development Order amendment adopted by Hillsborough County on May 11, 2004.

BACKGROUND

On February 15, 2001, Hillsborough County rendered to the Tampa Bay Regional Planning Council (TBRPC) Resolution No. R01-007, a Development Order adopted by the Hillsborough County Board of County Commissioners on January 18, 2001. The project is a Substantial Deviation to DRIs #23/#47, which had expired.

On March 26, 2002, the Hillsborough County Board of County Commissioners adopted Resolution No. R02-061 to essentially repeal the previously adopted Development Order on the grounds of a court finding that required the entire 210.82-acre parcel (DRI #47) to be rezoned from "Manufacturing" to a "Planned Development District." This Resolution therefore constituted the Development Order for the project and included a couple of additional modifications requested by Hillsborough County.

The project is located along Tampa Bay on a 17.93-acre tract of the formerly approved 210.82-acre DRI parcel. The Development Order authorized the following:

- one ship/barge unloader; a conveyor system;
- one 154,000 sq. ft./78,000 ton capacity solid sulfur storage building;
- one 17,110 sq. ft. sulfur melting building with three solid sulfur melters;
- one boiler;
- three 10,000 ton liquid sulfur storage tanks;
- one process/purge water storage tank;
- one 12,000 gallon fuel oil storage tank with required secondary containment device;
- four liquid sulfur truck loading stations;
- a 7,500 gallon caustic soda storage tank with required secondary containment device;
- one liquid sulfur rail car loading station;
- miscellaneous ancillary support development to facilitate these uses;
- receipt of a maximum of 2 million long tons of prilled sulfur per year, conversion to molten form, limited storage and transport to sulfur users in central Florida; and
- established buildout and Development Order expiration dates of December 31, 2020.

The members/partners of the Big Bend Transfer Co., LLC, are CF Industries, Inc., Cargill Fertilizer, Inc. and IMC Big Bend Inc. Physical development was required to commence on or before March 26, 2004.

DEVELOPMENT ORDER AMENDMENT

The May 11, 2004 Amendment authorized the following modifications to the Development Order:

- extended the project buildout date and Development Order expiration date by a period of four years, 11 months and 20 days (to December 21, 2025);
- extended the required construction commencement date by a period of four years, 11 months and 20 days (to March 16, 2009); and
- extended the period in which the developer must “dedicate two acres for construction of a fire station, or donate cash for an equivalent amount” by four years, 11 months and 20 days (to March 16, 2009).

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report*, adopted on March 8, 2004, and with the Council’ *Final Report* adopted on October 9, 2000.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #245 - Big Bend Transfer Company.