



*Tampa Bay Regional Planning Council*

# DOAR

## Development Order Amendment Report

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### **DRI #242 - CARGILL RIVERVIEW FACILITY HILLSBOROUGH COUNTY**

On November 22, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R05-243. The Resolution reflects an amendment adopted by the Board on October 25, 2005.

#### **BACKGROUND**

On August 20, 1984, Hillsborough County granted a Development Order to Gardinier, Inc. for a 326-acre gypsum disposal project located on 629.9 acres in west central Hillsborough County. The project site is located near the west coast of Hillsborough County, east of U.S. 41, north of Riverview Drive and the Alafia River. No Development Order expiration date was adopted in association with the (original) Development Order. The Development Order has been amended only a single time, on September 22, 1993 (Resolution R93-0172), to increase the allowable height of the gypsum stack from 100' to 200' above the starter dike.

On June 13, 2000, the Hillsborough County Board of County Commissioners granted a Substantial Deviation Development Order (SDDO) to Cargill Fertilizer, Inc (Resolution No. 00-111). This SDDO authorized expansion of the existing gypsum stack by 50 feet in height (to 260'); extension of the facility operating life (to December 31, 2042); relocation of cooling ponds; and rerouting of Archie Creek. The expansion involves extending the existing phosphogypsum stack (stack and cooling ponds) 90 acres southward, over the area now occupied by a cooling pond and approximately an additional 800 feet further south. The existing cooling pond will initially be relocated to the southern area of the site, and eventually, to the top of the phosphogypsum stack. The total area added to the DRI for the phosphogypsum stack expansion will be approximately 376 acres. Project buildout is scheduled for December 31, 2037 and, as previously stated, the Development Order expires on December 31, 2042.

The SDDO was not previously amended.

The developer previously acquired two parcels (totaling 5.25 acres). The developer acknowledged that "there are no development plans for these properties." A map illustrating these parcels was provided in conjunction with the RY 2000-01 Annual Report.

#### **DEVELOPMENT ORDER AMENDMENT**

This Development Order Amendment imposed an annual requirement for submittal of a *Water Management Plan* due on (or before) April 1<sup>st</sup> of each year.

## **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 September 26, 2005, and with the Council' *Final Report* adopted on May 8, 2000.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #242 - Cargill Riverview Facility.

**DRI #242**  
**Cargill Riverview Facility**  
General Location Map



Tampa Bay Region Planning Council

0 0.4 0.8 1.2 Miles

