



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #245 - BIG BEND TRANSFER COMPANY HILLSBOROUGH COUNTY RY 2006-07

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 April 11, 2002, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R02-061, which was adopted on March 26, 2002. This Resolution essentially repealed the previously adopted Development Order (Resolution No. R01-007) on the grounds of a court finding that required the entire 210.82-acre parcel (DRI #47) to be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
- buildout and Development Order expiration dates of December 31, 2020 have been established.

The members/partners of the Big Bend Transfer Co., LLC, are CF Industries, Inc., Cargill Fertilizer, Inc. and IMC Big Bend Inc. Physical development must commence on or before April 11, 2004. The anniversary date for the Annual Report is April 11th.

The Development Order has been amended once (Resolution No. 04-085) on May 11, 2004. The amendment authorized: an extension of the project buildout date and Development Order expiration date by a period of four years, 11 months and 20 days (to December 21, 2025); an extension of the required construction commencement date by a period of four years, 11 months and 20 days (to March 16, 2009); and an extension of 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).

PROJECT STATUS

Development this Reporting Year: construction has not commenced for the project.

Cumulative Development: No development activity has occurred to date.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has reported that no solid sulfur was received during the reporting year, in accordance with Condition III.G.
2. The developer shall conduct quarterly surface and annual groundwater quality monitoring in accordance with Condition III.L.3. and III.L.4., respectively. The results of such monitoring have been provided as Exhibit C to the Annual Report. Surface and groundwater monitoring shall continue through project buildout. For convenience purposes, it would be beneficial to include the State standards for each monitoring parameter.
3. Condition III.P. requires the Developer to prepare and submit a Hurricane Preparedness Plan to Hillsborough County, the TBRPC and the FDCA for review prior to operation of the facility. The developer has indicated that such submittal will be provided upon commencement of construction.
4. At the discretion of Hillsborough County, the developer shall either dedicate two acres (on-site or within two miles of the site) to Hillsborough County for a HAZMAT fire facility or donate the cash equivalent to the appraised value of the 2.5-acre Adamsville Fire Station site, located on Powell Road, by March 16, 2009 [Condition III.S.4.].

DEVELOPER OF RECORD

Big Bend Transfer Company, LLC, 12839 Wyandotte Road, Gibsonton, FL 33534 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.