



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #245 - BIG BEND TRANSFER COMPANY HILLSBOROUGH COUNTY RY 2008-09

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 This Resolution essentially repealed the previously adopted Development Order (Resolution No. R01-007) on the grounds of a court finding that required the entire 210.82-acre parcel (DRI #47) to be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 Development Order has been amended twice, most recently on September 23, 2008 (Resolution No. R08-148). The amendments have cumulatively 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 nine years, 11 months and 20 days (to March 16, 2014); 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 nine years, 11 months and 20 days (to March 16, 2014). The members/partners of the Big Bend Transfer Co., LLC are CF

Industries, Inc., Cargill Fertilizer, Inc. and IMC Big Bend Inc.

On May 11, 2009, the Developer submitted a Notice of Proposed Change requesting the following modifications to the Development Order, which remain under review and/or consideration:

- consolidation of the Development Order associated with DRIs #23 (Agrico/Wet Phosphate Rock Terminal), #47 (Agrico S/D - Agrico Storage Facilities) & #245 (Big Bend Transfer Company);
- extend the project commencement date for the Sulfur Handling Facility and the date by which the Developer must “dedicate two acres for construction of a fire station, or donate cash for an equivalent amount” by additional five-year periods (each to March 16, 2019);
- Change the name of the consolidated project to “Big Bend Phosphate Terminal”; and
- exempt a 500,000 sq. ft. fertilizer storage building from DRI review.

PROJECT STATUS

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

Cumulative Development: No development activity has occurred to date.

Projected Development: no specific 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 has provided the results of the required quarterly surface and annual groundwater quality monitoring in accordance with Conditions III.L.3. and III.L.4., respectively. The results were provided within Exhibit D of the RY 2008-09 Annual Report. **Council staff has consistently requested that the State standards for each monitoring parameter be incorporated into the monitoring summary sheets for convenient comparative purposes.** These State standards have yet to be incorporated.
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, 2014 [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.