



DOAR

Development Order Amendment Report

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DRI #245 - BIG BEND TRANSFER COMPANY SULFUR HANDLING FACILITY HILLSBOROUGH COUNTY

On October 23, 2009, Hillsborough County rendered Resolution No. R09-138 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on October 13, 2009.

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 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 This Resolution essentially repealed the previously adopted Development Order (Resolution No. R01-007) on the grounds of a court finding that required the entire 210.82-acre parcel (DRI #47) to be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 and is authorized to include 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; and
- 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.

The Development Order has previously been amended twice, most recently on September 23, 2008 (Resolution No.

08-148). The amendments have: authorized four-year, 11 months and 20 day extensions of the project buildout date and Development Order expiration date (each to December 21, 2025); and granted a cumulative extension period of nine years, 11 months and 20 days for the development commencement date and the date by which the developer must “dedicate two acres for construction of a fire station, or donate cash for an equivalent amount” (each to March 16, 2014).

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- modify the authorized agent from Mr. Ed Newberg (of IMC Big Bend Transfer Company, LLC) to Mr. Rich Krokowski (of Mosaic Fertilizer, LLC); and
- 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).

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 October 12, 2009 and with the Council's *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 the Big Bend Transfer Company Sulfur Handling Facility.

GENERAL LOCATION MAP

