



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 #68 - CARGILL RIVERVIEW FACILITY HILLSBOROUGH COUNTY RY 2010-11

On September 17, 1980, the Hillsborough County Board of County Commissioners (hereafter referred to as “the Board”) granted a Development Order (Resolution No. 80-20) to Gardinier, Inc. for a 326-acre gypsum disposal project located on 629.9 acres in west central Hillsborough County. Specific approval was granted for modification and expansion of the existing chemical plant (Phase I). No Development Order expiration date was initially established for the project.

The Development Order has been amended only once, on October 9, 2001 (Resolution No. R01-206), to authorize the following Development Order modifications:

- increase the production rate of P_2O_5 from 720,000 tons to 1.2 million tons annually. As a result the facility will increase utilization of sulfur to 2,277,081 tons/year, ammonia to 1,242,800 tons/year, and water to 5.97 million gallons per day;
- increase the number of daily rail cars from 90 to 150;
- increase molten sulfur transport truck trips destined to the applicant’s Bartow facility;
- increase ship traffic to the site from eight ships/barges per month to ten;
- establish a Development Order expiration date of December 31, 2037 to coincide with the expiration date for the Cargill Gypsum Stack Expansion Development Order (DRI #242);
- allow dock modifications/berth extension;
- formally recognize the change of ownership (to Cargill Fertilizer, Inc.) and project name (to “Cargill Riverview Facility”);
- initiate Annual Reporting; and
- revise the Development Master Plan (Map H) and the legal description to reflect the changes identified above.

Phase II (the gypsum disposal area) was approved under its own identity (DRI #76) on August 20, 1984 and subsequently amended only once, in 1993, to increase the authorized gypsum stack height. On June 13, 2000, Hillsborough County adopted a Substantial Deviation Development Order (Resolution No. 00-111/DRI #242) to address further modifications to the gypsum disposal area.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting period. However, the following occurred: produced 896,430 tons of P_2O_5 ; and utilized 872,243 tons of sulfur, 323,018 tons of ammonia and 2.78 million gallons per day of water.

Cumulative Development: all necessary infrastructure to facilitate the processing of sulfur has been completed.

Projected Development: no development plans or anticipated plant operations have been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition III.E. of the Development Order obligates the developer to provide several deliverables within each Annual Report, all of which have been provided:
 - A. A summary of the water quality monitoring required by the Florida Department of Environmental Protection was provided (Exhibit H).
 - B. The number of trucks passing the guard gate on the first Wednesday of February and August were provided. The report identified 15 round truck trips on February 2, 2011 and 57 round truck trips on August 3, 2011.
 - C. The developer is required to report the amount of reclaimed water used on site during the reporting year. The facility utilized an estimated 2,732,000 gallons of reclaimed water during the reporting period. It is hereby recognized that, per Condition III.H., the developer is obligated to utilize the maximum amount of reclaimed water practicable.
 - D. The developer shall provide a copy of the “5-year compliance report” prepared in conjunction with the Southwest Florida Water Management District Permit #20001532.004 every fifth year with each appropriate Annual Report. This report was last submitted on April 5, 2010 and is scheduled to be submitted next in September 2015.
 - E. The measures of the Developer’s security and risk management plans being implemented were identified and summarized as part of the Annual Report.
2. With the intent of reducing emissions during construction to the lowest practicable level, Condition III.J.4. requires the developer submit an emission control plan to the Environmental Protection Commission of Hillsborough County. While no date was specified for such deliverable, no record of Plan submittal has subsequently been provided. The developer continues to assert that “the use of Best Management Practices for on-site construction activities and through the continued abidance to the Hillsborough County Environmental Protection Commission site permits, the intent of this Condition has been (and will continue to be) met.”
3. The Developer continues to acknowledge that the project was acquired by Mosaic Fertilizer, LLC following the merger of Cargill Fertilizer, LLC and IMC Global, Inc. on October 25, 2004. Although the Developer is not required to submit a Notice of Proposed Change application to administer a change to the name of the project and/or Master Developer, as recognized under Subsection 380.06(19)(e)2., F.S., the Applicant is required to submit an “application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order.” Until or unless the Developer has followed the above-referenced procedures, Council staff will continue to recognize the project name as “Cargill Riverview Facility.”

DEVELOPER OF RECORD

Mosaic Fertilizer, LLC, Riverview Facility, 13830 Circa Crossing Drive, Lithia, FL 33547 is the entity responsible for adhering to the terms and 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.