



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #68 - CARGILL RIVERVIEW FACILITY HILLSBOROUGH COUNTY

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). A new gypsum disposal area (Phase II) was conceptually approved, contingent upon separate DRI submittal and analysis. No Development Order expiration date had been established for the project.

Phase II of the project was approved as its own identity (DRI #76) by the Board on August 20, 1984. This particular Development Order has been modified only once, on September 22, 1993 (Resolution R93-0172), to increase the allowable height of the gypsum stack from 100’ to 200’ above the starter dike. A substantial deviation to Phase II was approved as DRI #242 (Resolution No. 00-111) on June 13, 2000.

On October 9, 2001, the Hillsborough County Board of County Commissioners granted Resolution No. R01-206 to Cargill Fertilizer, Inc. The Resolution amended Phase I as follows:

- 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 truck trips by 124 per day to transport molten sulfur 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 recently-adopted Cargill Gypsum Stack Expansion (DRI #242) Development Order;
- 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.

PROJECT STATUS

Development this Reporting Year: no physical development was reported during the reporting year. However, the following occurred: produced 777,000 tons of P_2O_5 ; and utilized 914,000 tons of sulfur, 240,000 tons of ammonia and 4.8 million gallons per day of water.

Cumulative Development: all physical development necessary for the processing of sulfur has previously been constructed.

Projected Development: although not specified, it is expected that the site will operate at the same capacity, if not greater during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition III.E. of the Development Order obligates the developer to provide several deliverables within each Annual Report:
 - A. A summary of the water quality monitoring required by the Florida Department of Environmental Protection was provided.
 - B. The number of trucks passing the guard gate on the first Wednesday of February and August were provided. The report identified 39 round truck trips on February 6, 2002 and 180 round truck trips on August 7, 2002.
 - C. The developer is required to report the amount of reclaimed water used on site during the reporting year. The developer has identified that no reclaimed water was used since it is not yet available to the site.
 - 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 with each appropriate Annual Report. This report will first be submitted in conjunction with the RY 2004-05 Annual Report.
 - E. A summary of the developer’s security and risk management plans was been provided in the Annual Report. The safety/security measures identified include: guarded gate entrances, roving patrols, camera surveillance and fencing. Policies for ship traffic and ships crew transportation have also been enhanced. The facility adheres to the *Marine Safety Officer Facility Security Continuum Matrix*.
2. Condition 3.H. requires the developer to utilize the maximum amount of reclaimed water practicable once it becomes available to the site.
3. As identified in Condition III.J.4., the developer shall prepare an emission control plan to reduce emissions during construction to the lowest practicable level. The developer has confirmed their compliance with this Condition.

DEVELOPER OF RECORD

Cargill Fertilizer Inc., 8813 Highway 41 South, Riverview, FL 33569-4865 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.