Tampa Bay Regional Planning Council

ARS

Annual Report Summary
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DRI #68 - CARGILL RIVERVIEW FACILITY
HILLSBOROUGH COUNTY
RY 2002-03

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 established for the project.

The project has been amended 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 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 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 physical development was reported during the reporting year. However, the following occurred: produced 871,512 tons of P_2O_5; and utilized 865,902 tons of sulfur, 257,780 tons of ammonia and 4.66 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 anticipated that the site will operate at or around the same capacity 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 27 round truck trips on February 5, 2003 and 48 round truck trips on August 6, 2003.

   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 has 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. The developer has reported that the necessary changes have been made to "accommodate acceptance of the County reuse water" and "the delivery system has been charged and Cargill is conducting tests to determine the affects/constraints of such water in operations."

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.