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7-16-75

#23



RESOLUTION

Upon motion by Commissioner Castor,
seconded by Commissioner Rondi the
following Resolution was adopted by unanimous vote.

WHEREAS, Agrico Chemical Company has previously filed with this Board an Application for Development Approval of a Development of Regional Impact (Hillsborough County Building and Zoning Department Petition No. 74-5-DRI) in accordance with Section 380.06(6), Florida Statutes (1973), which Application was approved by Resolution of this Board dated March 27, 1974; and

WHEREAS, Agrico Chemical Company has filed with this Board a Supplemental Application for Development Approval of a Development of Regional Impact (Hillsborough County Building and Zoning Department Petition No. 75-12-DRI) in accordance with Section 380.06(6), Florida Statutes (1974); and

WHEREAS, this Board has reviewed the application and has found the proposed development to be consistent with local land development regulations; and

WHEREAS, this Board has received and considered the report of the Tampa Bay Regional Planning Council and has found the proposed development to be consistent with the Council's recommendations; and,

WHEREAS, this Board has on June 26, 1975, at the Hillsborough County Courthouse, Tampa, Florida, conducted a public hearing upon the supplemental application following the publication and giving of notice required by Section 380.06(7), Florida Statutes (1974), and has heard and considered the testimony taken thereat.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR

EXHIBIT "C"

MEETING ASSEMBLED THIS 16th DAY OF July, 1975,

AS FOLLOWS:

1. That the definitions found in Chapter 380, Florida Statutes (1974), shall control the construction of any so-defined terms appearing in this Resolution.
2. That this Resolution shall constitute the Development Order of this Board issued in response to the Supplemental Application for Development Approval of a Development of Regional Impact filed by Agrico Chemical Company (Hillsborough County Building and Zoning Department Petition No. 75-12-DRI).
3. That this Development Order shall be deemed rendered as of the date of this Resolution for purposes of computing the thirty-day appeal period provided under Section 380.07(2), Florida Statutes (1974).
4. That this Development Order shall remain in effect for a period of three years from and after the date of its rendition, provided that this effective period may be extended by this Board upon a finding of excusable delay in any proposed development activity.
5. That this Development Order shall not encompass any proposed development which constitutes a substantial deviation from the terms of the application or which is not to be commenced until after the expiration of its period of effectiveness and any such proposed development constituting a Development of Regional Impact shall require the filing, review, and approval of a separate Application for Development Approval in accordance with Section 380.06(6), Florida Statutes (1974).

6. That this Board finds that Section A of the Supplemental Application for Development Approval of a Development of Regional Impact of Agrico Chemical Company (Hillsborough County Building and Zoning Department Petition No. 75-12-DRI), relating to the proposed granular plant food facility, should be, and hereby does order it APPROVED, subject to fulfillment of the commitment set forth in Exhibit "A" attached hereto and to the condition that:

1. Appropriate erosion and runoff controls be employed during and after construction; and
2. that buffer zones using natural and adapted vegetation be provided between the shoreline and developed areas where direct access to the water is not essential.

7. That this Board finds that Sections B, C and D of the application, referring respectively to a molten sulfur storage facility, petroleum products storage and an unground dry phosphate rock storage facility, should be, and hereby does order them APPROVED subject to the condition that:

1. Appropriate erosion and runoff controls be employed during and after construction; and
buffer zones using natural and adapted vegetation be provided between the shoreline and developed areas where direct access to the water is not essential; and
that construction may not be commenced upon the facilities proposed in Sections B, C and D until detailed design plans and specifications are submitted and approved.

approved by the agencies charged with the responsibility of air and water pollution control, the Hillsborough County Planning Commission and the Tampa Bay Regional Planning Council.

8. That this Board hereby approves the issuance of such building permits as shall be requested by the applicant for the proposed developments subject to submission by the applicant of properly completed applications therefor and fulfillment of the condition precedent set forth in Section 7 hereinabove.
9. That the following is hereby incorporated by reference and made a part of this Development Order:
 - a. Application for Supplemental Development Approval submitted by Agrico Chemical Company to Hillsborough County Building and Zoning Department, January 21, 1975.
 - b. Letter dated June 20, 1975, from Mr. H. W. Long, Jr., Manager, Environmental Control, Agrico, to Mr. Roger Stewart, Hillsborough County Environmental Protection Commission, a copy of which is attached hereto as Exhibit "A".

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, JAMES F. TAYLOR, JR., Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a Resolution adopted by the Board in its meeting of July 16, 1975, as the same appears of record in Minute Book 60 of the Public Records of Hillsborough County, Florida.

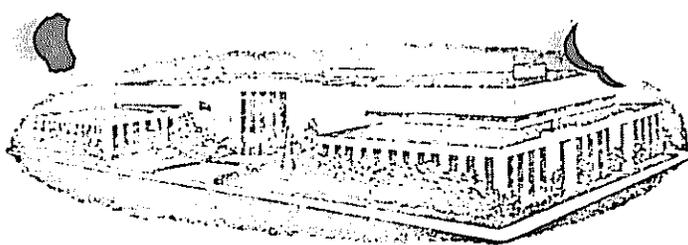
WITNESS my hand and official seal this 17th day of July, 1975.

JAMES F. TAYLOR, JR., CLERK

By: E. L. S. Watson
Deputy Clerk

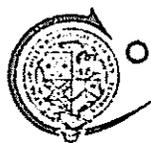
OFFICE OF THE COUNTY ATTORNEY

WOODIE A. LILES
COUNTY ATTORNEY
MICHAEL J. O'BRIEN
RESIDENT COUNTY ATTORNEY
STEVEN L. SPARKMAN
ASSISTANT RESIDENT ATTORNEY
JOHN W. BAKAS, JR.
ASSISTANT RESIDENT ATTORNEY
JOHN W. McWHIRTER, JR.
ASSISTANT COUNTY ATTORNEY
JOHN D. DEMMI
ASSISTANT COUNTY ATTORNEY
RUDY G. LA RUSSA
ASSISTANT COUNTY ATTORNEY
ROLAND GONZALEZ
ASSISTANT COUNTY ATTORNEY



COUNSEL FOR:
BOARD OF COUNTY COMMISSIONERS
ALL ELECTED COUNTY,
JUDICIAL AND EXECUTIVE OFFICERS
TELEPHONE: (813) 223-1311

WL ✓
DG —



COUNTY OF HILLSBOROUGH



P. O. Box 1110
TAMPA, FLORIDA 33601

October 10, 1974

State of Florida
Department of Administration
Division of State Planning
660 Apalachee Parkway - IBM Building
Tallahassee, Florida 32304

Re: Agrico-Big Bend-74-5-DRI

Gentlemen:

Enclosed is a certified copy of a development order issued in relation to the Agrico-Big Bend DRI (Hillsborough County Building and Zoning Department Petition No. 74-5-DRI), originally approved by Resolution of the Board of County Commissioners on March 27, 1974.

This copy is being furnished you in compliance with Section 380.07(2), Florida Statutes (1973).

Sincerely yours,

WOODIE A. LILES, County Attorney

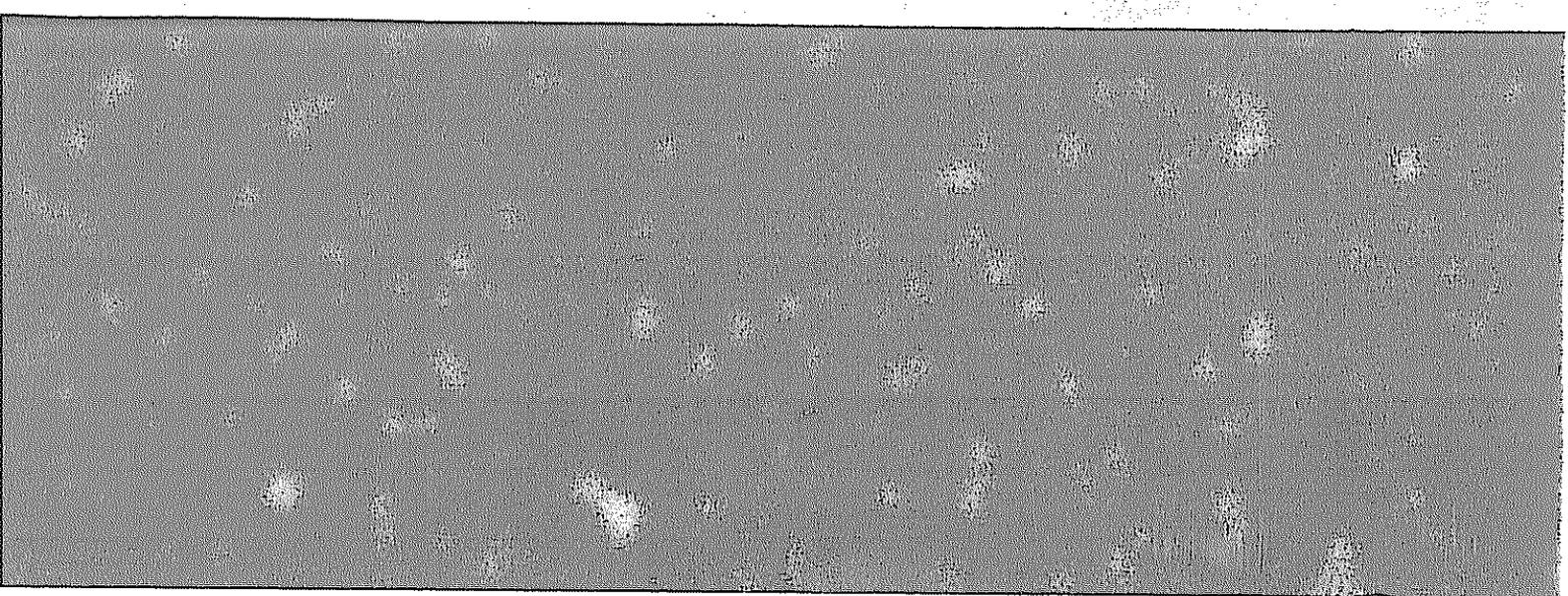
By: Steven L. Sparkman
STEVEN L. SPARKMAN,
Assistant Resident Attorney

DRI # 23

/nc

Enc.

cc: Tampa Bay Regional Planning Council (w/enc.) ✓
Henry Toland, Esq., of Holland & Knight



RESOLUTION

Upon motion of Commissioner Carpenter seconded by Commissioner Rodriguez, the following Resolution was unanimously adopted:

WHEREAS, Agrico Chemical Company has previously filed with this Board an Application for Development Approval of a Development of Regional Impact (Hillsborough County Building and Zoning Department Petition No. 74-5-DRI) in accordance with Section 380.06(6), Florida Statutes (1973), which Application was approved by Resolution of this Board dated March 27, 1974; and

WHEREAS, Agrico Chemical Company has, by petition to this Board, requested permission to construct three 35,000 barrel phosphoric acid storage tanks and directly related pipelines and terminal facilities within the site covered by the original Application and approval, which tanks were not included in the original proposal; and

WHEREAS, this Board has referred Agrico's petition to permit installation of phosphoric acid storage tanks to the various state, regional, and local agencies charged with review of proposed Developments of Regional Impact and has received and considered their reports, reviewing the petition against the criteria of impact upon the environment and natural resources, economy, water, sewer, solid waste disposal and other necessary public facilities, public transportation facilities and housing of the region, and nature and intensity of the originally proposed port facility usage;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 9TH DAY OF OCTOBER, 1974, THAT:

1. This Board hereby finds that the proposed installation of three 35,000 barrel phosphoric acid storage tanks and directly related pipelines and terminal facilities does not constitute a substantial deviation from the terms of the approval granted March 27, 1974.

2. That the Building and Zoning Department of Hillsborough County is hereby directed to issue the appropriate building permits for the installation of the proposed three 35,000 barrel phosphoric acid storage tanks and directly related pipelines and terminal facilities upon presentation of an acceptably completed application therefor and proof of the issuance of appropriate water and air pollution source permits through the Hillsborough County Environmental Protection Commission.

STATE OF FLORIDA)
 : ss
COUNTY OF HILLSBOROUGH)

I, JAMES F. TAYLOR, JR., Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners, do hereby certify that the above and foregoing Resolution is a true and

01-74-23

correct copy of a Resolution adopted by the Board of County Commissioners of Hillsborough County, Florida, in its regular meeting of October 9, 1974, as the same appears of record in Minute Book 58 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 11th day of October, 1974.

JAMES F. TAYLOR, JR., CLERK

By: Merle Iris Bishop
Deputy Clerk

OFFICE OF THE COUNTY ATTORNEY

WOODIE A. LILES
COUNTY ATTORNEY

MICHAEL J. O'BRIEN
RESIDENT COUNTY ATTORNEY

STEVEN L. SPARKMAN,
ASSISTANT RESIDENT ATTORNEY

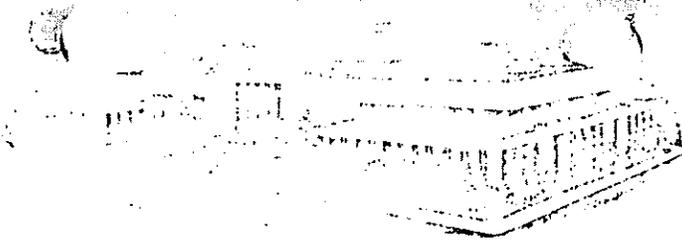
JOHN W. BAKAS, JR.
ASSISTANT RESIDENT ATTORNEY

JOHN W. MISHKILL, JR.
ASSISTANT COUNTY ATTORNEY

JOHN D. LEWIS
ASSISTANT COUNTY ATTORNEY

NUDY C. LA BODA
ASSISTANT COUNTY ATTORNEY

BIG AND LONZA
ASSISTANT COUNTY ATTORNEY



COUNTY OF HILLSBOROUGH



P. O. Box 1110
TAMPA, FLORIDA 33601

COUNSEL FOR:
BOARD OF COUNTY COMMISSIONERS
ALL ELECTED COUNTY,
JUDICIAL AND EXECUTIVE OFFICERS

TELEPHONE: (813) 223-1311

WL ✓
DG —

October 10, 1974

State of Florida
Department of Administration
Division of State Planning
660 Apalachee Parkway - IBM Building
Tallahassee, Florida 32304

Re: Agrico-Big Bend-74-5-DRI

Gentlemen:

Enclosed is a certified copy of a development order issued in relation to the Agrico-Big Bend DRI (Hillsborough County Building and Zoning Department Petition No. 74-5-DRI), originally approved by Resolution of the Board of County Commissioners on March 27, 1974.

This copy is being furnished you in compliance with Section 380.07(2), Florida Statutes (1973).

Sincerely yours,

WOODIE A. LILES, County Attorney

By: Steven L. Sparkman
STEVEN L. SPARKMAN,
Assistant Resident Attorney

DRI # 74-5

/nc

Enc.

cc: Tampa Bay Regional Planning Council (w/enc.) ✓
Henry Toland, Esq., of Holland & Knight

RESOLUTION

Upon motion of Commissioner Carpenter seconded by Commissioner Rodriguez, the following Resolution was unanimously adopted:

WHEREAS, Agrico Chemical Company has previously filed with this Board an Application for Development Approval of a Development of Regional Impact (Hillsborough County Building and Zoning Department Petition No. 74-5-DRI) in accordance with Section 380.06(6), Florida Statutes (1973), which Application was approved by Resolution of this Board dated March 27, 1974; and

WHEREAS, Agrico Chemical Company has, by petition to this Board, requested permission to construct three 35,000 barrel phosphoric acid storage tanks and directly related pipelines and terminal facilities within the site covered by the original Application and approval, which tanks were not included in the original proposal; and

WHEREAS, this Board has referred Agrico's petition to permit installation of phosphoric acid storage tanks to the various state, regional, and local agencies charged with review of proposed Developments of Regional Impact and has received and considered their reports, reviewing the petition against the criteria of impact upon the environment and natural resources, economy, water, sewer, solid waste disposal and other necessary public facilities, public transportation facilities and housing of the region, and nature and intensity of the originally proposed port facility usage;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 9TH DAY OF OCTOBER, 1974, THAT:

1. This Board hereby finds that the proposed installation of three 35,000 barrel phosphoric acid storage tanks and directly related pipelines and terminal facilities does not constitute a substantial deviation from the terms of the approval granted March 27, 1974.

2. That the Building and Zoning Department of Hillsborough County is hereby directed to issue the appropriate building permits for the installation of the proposed three 35,000 barrel phosphoric acid storage tanks and directly related pipelines and terminal facilities upon presentation of an acceptably completed application therefor and proof of the issuance of appropriate water and air pollution source permits through the Hillsborough County Environmental Protection Commission.

STATE OF FLORIDA)
 : ss
COUNTY OF HILLSBOROUGH)

I, JAMES F. TAYLOR, JR., Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners, do hereby certify that the above and foregoing Resolution is a true and

01-74-23

Correct copy of a Resolution adopted by the Board of County Commissioners of Hillsborough County, Florida, in its regular meeting of October 9, 1974, as the same appears of record in Minute Book 53 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 11th day of October, 1974.

JAMES F. TAYLOR, JR., CLERK

By: Merle Iris Bishop
Deputy Clerk

MAR 06 1974

AGRICO WET ROCK PHOSPHATE TERMINAL
AGRICO CHEMICAL COMPANY
DRI #23

The following presents the opinions and recommendations of the Tampa Bay Regional Planning Council in accordance with the Florida Environmental Land and Water Management Act (Chapter 380). This report is based upon data presented in the Development of Regional Impact application as well as upon information obtained through on-site inspections, outside sources, contacts with local officials, and comparisons with local and regional plans. In compliance with the legislation, this evaluation addresses the following points:

- The development's favorable or unfavorable impact on the environment and natural resources of the region.
- The development's favorable or unfavorable impact on the region's economy.
- The development's efficient use or undue burdening of water, sewer, solid waste disposal, and other public facilities.
- The development's efficient use or undue burdening of public transportation facilities.
- The development's favorable or adverse effect on people's accessibility to housing.

PROJECT DESCRIPTION

AGRICO Chemical Company proposes to develop a wet rock phosphate terminal at Big Bend in Hillsborough County. The site for the project is a filled finger extending into Tampa Bay, approximately 216 acres in size. The development will involve a conveyor system, rail car handling, dock, office and maintenance building for the unloading, storage and shipping of wet phosphate rock. Maintenance dredging will be done to prepare the dock site and lower the channel to its original depth. The plant will be designed to handle 3,000 tons/hour (2,400 tons annually) of wet phosphate rock and should load two ships per week. It would employ 75 workers during construction and 30 permanent employees for operation of the terminal.

ZONING LEGEND

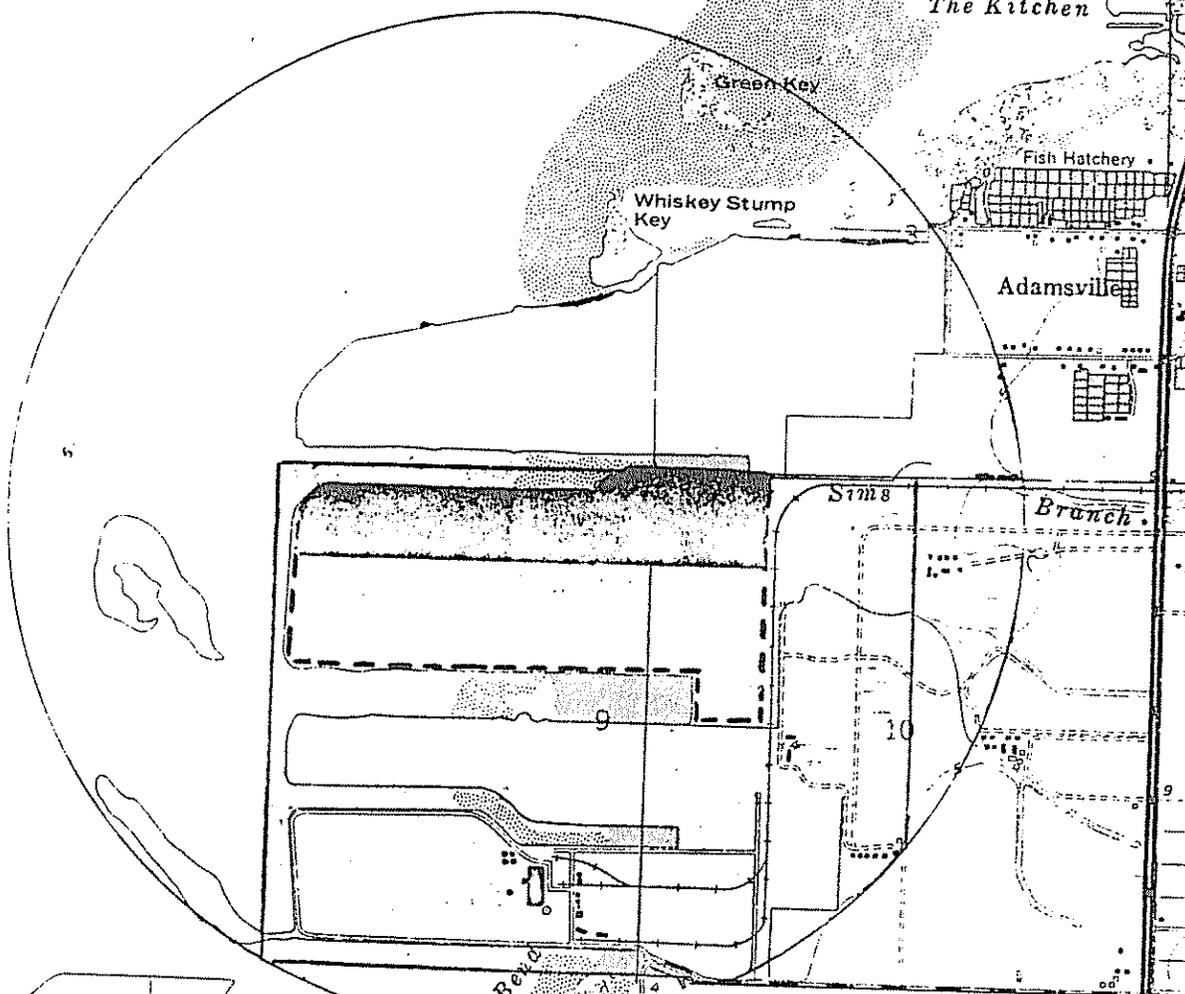


AGRICO (Terminal Site)



AGRICO (Property)

oLight



**AGRICO WETROCK
PHOSPHATE TERMINA
DRI No.23**



IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES

The development will not have an unfavorable impact on the environment and natural resources of the area.

According to the Department of Natural Resources, "the proposed maintenance dredging should not have significant adverse effects on marine biological resources provided silt and clay are contained on upland areas as shown in the application."

At present, a water quality sampling station is located near the project area. The Hillsborough County Environmental Protection Commission carries out the monitoring at these sampling stations and would need to keep a close check on the changes in water quality parameters resulting from construction of the terminal."

IMPACT ON THE ECONOMY

The economic affect of the AGRICO terminal will be favorable, based on the following points:

- At the present forecasted population growth, the 30 permanent employees required by this project will be available in the labor force.
- Construction workers will also be available, especially if the housing market softens.
- Payroll expectations for the project (\$8,333 average annual pay per employee) are consistent with and even slightly superior to the good quality pay of the industry (\$8,232 average pay per employee for metals and minerals wholesalers).

IMPACT ON PUBLIC FACILITIES

The development will not burden the public facilities of the area.

- The development will not present an excessive water demand.
- A septic tank will be used until a municipal or regional hookup becomes available. The developer has stated that at this time the use of septic type disposal would be discontinued and operations would connect to the available system.

IMPACT ON TRANSPORTATION FACILITIES

The development will not overburden the transportation facilities of the area due to the following:

- The east-west movement of the phosphate by rail from the mining area in Polk County to the terminal site will be south of the Tampa urbanized area and in an area presently well served by rail facilities.
- The proposed terminal location is in an area which affords good accessibility to the shipping channel.
- Since the terminal operation will require a very small labor force and none of the incoming or outgoing phosphate will be transported by truck, the highway facilities in the area will not be significantly affected.

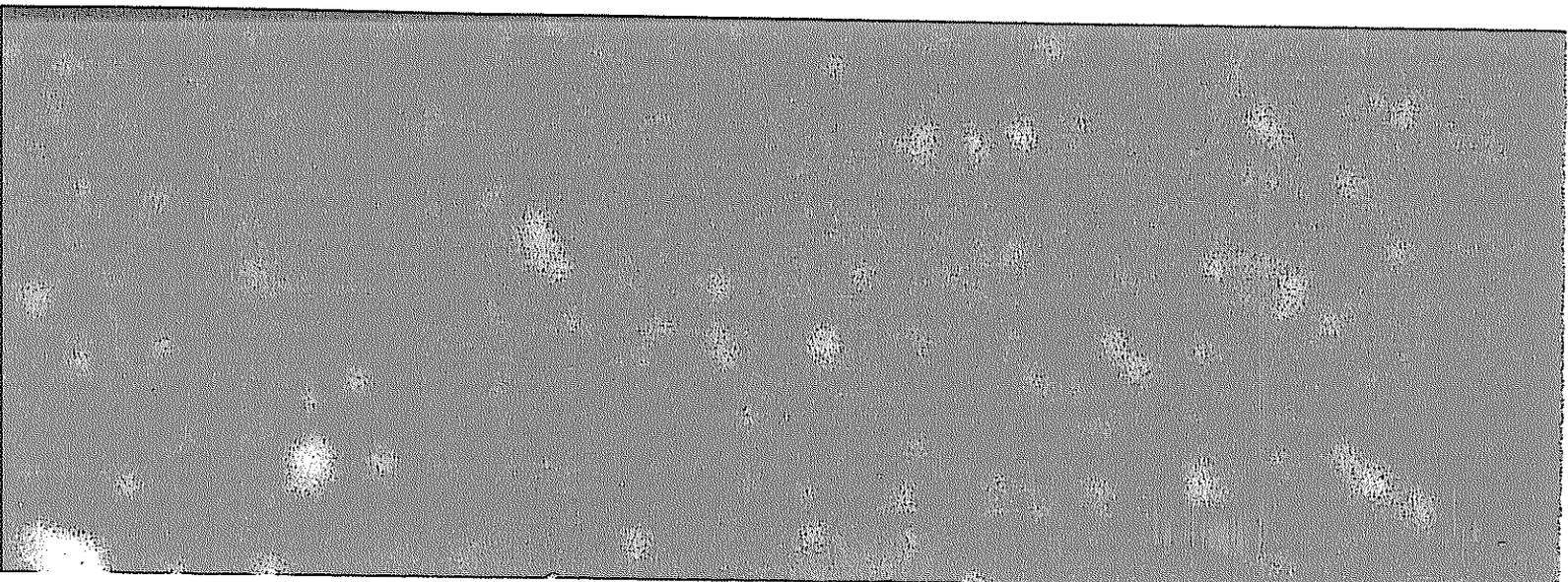
However, the following modifications to certain transportation facilities will be required for the terminal to function properly:

- Extension of Wyandotte Road from the Tampa Electric Company Big Bend Station to the development.
- Extension of the railroad spur to the terminal site.
- Dredging of the barge berthing area and connection with the main ship channel.

Responsibility for these modifications and the timing of the improvements should be established prior to final site plan approval.

IMPACT ON HOUSING

This development would have little or no impact on the region's housing due to the small number of permanent employees (30) and the fact that few, if any, would be relocating from outside the region.



SUMMARY

SINCE THE WET ROCK PHOSPHATE TERMINAL IS COMPATIBLE WITH THE INDUSTRIAL CHARACTER OF EXISTING DEVELOPMENT IN THE AREA AND IN LINE WITH PLANS FOR THAT AREA'S DEVELOPMENT, AND SINCE IT DOES NOT POSE A BURDEN ON THE PUBLIC AND TRANSPORTATION FACILITIES NOR AN ADVERSE AFFECT ON THE AREA'S ENVIRONMENT, NATURAL RESOURCES, ECONOMY OR HOUSING, IT IS THE RECOMMENDATION OF THE TAMPA BAY REGIONAL PLANNING COUNCIL THAT THE AGRICO TERMINAL BE APPROVED ACCORDING TO THE FOLLOWING SPECIFICATIONS:

- That transportation recommendations specified in this report be incorporated in the development order and implemented by the developer.
- That the development order specify that any significant deviation from the terms of the development order and the plans described in the DRI Application for Development Approval shall cause a termination in all development activity and a retriggering of the DRI process.

RESOLUTION

Upon motion by Commissioner Castor, seconded by Commissioner Rodriguez, the following resolution was adopted by unanimous vote:

WHEREAS, Agrico Chemical Company has filed with this Board an Application for Development Approval of a Development of Regional Impact (Hillsborough County Building and Zoning Department Petition No. 74-5-DRI) in accordance with Section 380.06(6), Florida Statutes (1972); and,

WHEREAS, this Board has reviewed the application and has found the proposed development to be consistent with local land development regulations to the extent that it should be approved; and,

WHEREAS, this Board has received and considered the report of the Tampa Bay Regional Planning Council and has found the proposed development to be consistent with the Council's recommendations to the extent that it should be approved; and,

WHEREAS, this Board has on March 21, 1974, at the Hillsborough County Courthouse, Tampa, Florida, conducted a public hearing upon the application following the publication and giving of notice required by Section 380.06(7), Florida Statutes (1972), and has heard and considered the testimony taken thereat.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 27TH DAY OF MARCH, 1974, AS FOLLOWS:

1. That the definitions found in Chapter 380, Florida Statutes (1972), shall control the construction of any so-defined terms appearing in this resolution.
2. That this resolution shall constitute the Development Order of this Board issued in response to the Application for Development Approval of a Development of Regional Impact filed by Agrico Chemical Company (Hillsborough County Building and Zoning Department Petition No. 74-5-DRI).
3. That this Development Order shall be deemed rendered as of the date of this resolution for purpose of computing the thirty-day appeal period provided under Section 380.07(2), Florida Statutes (1972).
4. That this Development Order shall remain in effect for a period of two years from and after the date of its rendition, provided that this effective period may be extended by this Board upon a finding of excusable delay in any proposed development activity.
5. That this Development Order shall not encompass any proposed development which constitutes a substantial deviation from the terms of the application or which is not

to be commenced until after the expiration of its period of effectiveness and any such proposed development constituting a Development of Regional Impact shall require the filing, review and approval of a separate Application for Development Approval in accordance with Section 380.06(6), Florida Statutes (1972).

6. That this Board finds that the Application for Development Approval of a Development of Regional Impact of Agrico Chemical Company (Hillsborough County Building and Zoning Department Petition No. 74-5-DRI) should be and hereby does order it APPROVED.

7. That the following is hereby incorporated by reference and made a part of this Development Order:

The Application for Development Approval of a Development of Regional Impact submitted by Agrico Chemical Company to Hillsborough County on January 9, 1974.

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

I, JAMES F. TAYLOR, JR., Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board in its meeting of March 27, 1974, as the same appears of record in Minute Book 57 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 29th day of March, 1974.

JAMES F. TAYLOR, JR., CLERK

By: Merle Eric Bishop
Deputy Clerk