



ARS

Annual Report Summary

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DRI #68 - CARGILL RIVERVIEW FACILITY HILLSBOROUGH COUNTY RY 2017-18

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 P₂O₅ 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”);
- require the initiation of the Annual Reporting process; 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 856,981 tons of P₂O₅ (Phosphorus pentoxide); and utilized 811,376 tons of sulfur, 238,104 tons of ammonia and 2.55 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. Surface water quality monitoring was conducted during the reporting year. The “average” recording levels for each required parameter was provided in *Exhibit H* to the Annual Report.
 - B. The number of trucks passing the guard gate on the first Wednesdays of February and August were provided. The report identified 342 truck round trips on February 7, 2018 and 204 truck round trips on August 1, 2018. It is hereby recognized that the truck traffic increased considerably in comparison with the truck counts obtained in February 2017 (i.e. 55 trucks) and August 2017 (i.e. 49 trucks). No reasoning was provided to address this significant disparity although the P₂O₅ production rates appear to be relatively comparable.
 - C. The Developer is required to report the amount of reclaimed water used on site during the reporting year. The facility utilized an estimated 14,440,000 gallons of reclaimed water during the reporting period, substantially more than the 9,973,900 gallons reportedly utilized in 2016-17. It is hereby recognized that, per Condition III.H., the Developer is obligated to utilize reclaimed water to the maximum extent “practicable.”
 - D. The Developer alleges to have submitted the “5-year Compliance Report” to the Southwest Florida Water Management District on May 28, 2015 in accordance with Permit #20001532.004 requirements. Such Report is required to be submitted every fifth year and included in the respective Annual Reports. This Report is next scheduled to be submitted in September 2020.
 - E. The Developer’s security and risk management plans were evaluated during the reporting period in accordance with 40 CFR 112(r) and U.S. Coast Guard Operating Plans. While many of the security measures relate to guarded plant entrances, roving patrols, camera surveillance and fencing, select policies pertaining to ship traffic and ships crew transportation have been “enhanced” in accordance with the Maritime Transportation Security Act.
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 such Plan was ever submitted. 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 recognize 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, Attention: Wesley Williams, Environmental Manager, 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.