



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 #245 - BIG BEND TRANSFER COMPANY HILLSBOROUGH COUNTY RY 2021-2022

On February 15, 2001, Hillsborough County rendered to the Tampa Bay Regional Planning Council (TBRPC) Resolution No. R01-007, a Substantial Deviation Development Order (SDDO) adopted by the Hillsborough County Board of County Commissioners on January 18, 2001. The proposal was a Substantial Deviation to DRIs #23/#47, which had expired.

On March 26, 2002, Hillsborough County Board of County Commissioners adopted Resolution No. R02-061 to essentially repeal the initial SDDO (i.e. Resolution No. R01-007) on the grounds of a court finding that required the entire 210.82-acre site (DRI #47) to be rezoned from "Manufacturing" to a "Planned Development District." Resolution No. R02-061, which replaced the former SDDO, additionally incorporated a couple of modifications requested by Hillsborough County.

The project is located along Tampa Bay on a 17.93-acre tract of the formerly approved 210.82-acre DRI parcel. The Development Order authorized the following:

- one ship/barge unloader; a conveyor system;
- one 154,000 sq. ft./78,000 ton capacity solid sulfur storage building;
- one 17,110 sq. ft. sulfur melting building with three solid sulfur melters;
- one boiler;
- three 10,000 ton liquid sulfur storage tanks;
- one process/purge water storage tank;
- one 12,000 gallon fuel oil storage tank with required secondary containment device;
- four liquid sulfur truck loading stations;
- a 7,500 gallon caustic soda storage tank with required secondary containment device;
- one liquid sulfur rail car loading station;
- miscellaneous ancillary support development to facilitate these uses;
- receipt of a maximum of 2 million long tons of prilled sulfur per year, conversion to molten form, limited storage and transport to sulfur users in central Florida; and
- buildout and Development Order expiration dates of December 31, 2020 have been established.

The SDDO has been amended three times, most recently on October 13, 2009 (Resolution No. R09-138). The amendments have cumulatively authorized: an extension of the project buildout date and Development Order expiration date by a period of four years, 11 months and 20 days (to December 21, 2025); renamed the authorized agent (to Mr. Rich Krokowski of Mosaic Fertilizer, LLC); and cumulatively



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extended the development commencement date and the date by which the Developer must “dedicate two acres for construction of a fire station, or donate cash for an equivalent amount” by a period of 14 years, 11 months and 20 days (each to March 16, 2019). The members/partners were comprised of Big Bend Transfer Co. LLC, CF Industries Inc., Mosaic Fertilizer, and IMC Big Bend Inc. However, as was reflected in the RY 2010-11 Annual Report, the Developer has reported that CF Industries, Inc. has withdrawn from the partnership/joint venture as will be reflected in a future Development Order amendment.

On September 10, 2021, Hillsborough County authorized the following extensions made in accordance with Section 252.363, F.S.:

- Construction Commencement Date - December 20, 2023;
- Mitigation Date (Land or Cash Donation) - December 20, 2023
- Buildout Date - September 30, 2030
- Development Order Expiration Date - December 11, 2028

PROJECT STATUS

Development this Reporting Year: No development activities occurred during the reporting period.

Cumulative Development: on-site development activity is limited to the rehabilitation of 1,658 LF of existing seawall in RY 2016-17 in order to prevent further erosion. A second seawall rehabilitation project is currently under construction as the existing shoreline was experiencing severe erosion. No other development activities have been initiated and/or completed.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition III.G., the Developer has reported that no solid sulfur was received during the reporting year.
2. The Developer provided a summary of the required quarterly surface water quality monitoring of the onsite stormwater ponds conducted in accordance with Condition III.L.3. The summary of results from the June 22, 2021, August 17, 2021 & October 12, 2021 were all provided within **Exhibit D** of the RY 2021-22 Annual Report. Additionally, samples were collected in “late March 2022” but the “results were not available for the [RY 2021-22] Annual Report.” As required, the



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parameters measured consisted of: Total N, Total Petroleum Hydrocarbons (TPH), Dissolved Oxygen Saturation, pH, Specific Conductance, Turbidity, Water Temperature, Total Suspended Solids (TSS), Total Phosphorus, Total Kjeldahl Nitrogen, Nitrate-Nitrite.

3. The Developer provided groundwater sampling results (collected on May 10, 2021, August 25, 2021 and November 1, 2021) at a single monitoring well (MWC 001). In accordance with Condition III.L.4., the Summary was provided within **Exhibit D** of the RY 2020-21 Annual Report. As required, the measured parameters were: Nitrate as N, Total N, Nitrite as N, Dissolved Oxygen, pH, Specific Conductance, Turbidity, Water Temperature, Residue-filterable (TDS), Total Phosphorous, Total Kjeldahl Nitrogen (TKN) and Nitrate-Nitrite.
4. Condition III.P. requires the Developer to prepare and submit a *Hurricane Preparedness Plan* to Hillsborough County, the TBRPC and the FDCA (now "FDEO") for review prior to operation of the facility. The Developer continues to acknowledge that "*Big Bend Terminal does currently operate under a hurricane plan, which would be updated and submitted prior to the operation of the sulfur facility.*"
5. In accordance with revised Condition III.S.4., at the discretion of Hillsborough County, the Developer shall either dedicate two acres (on-site or within two miles of the site) to Hillsborough County for construction of a HAZMAT fire facility or donate the cash equivalent to the appraised value of the 2.5-acre Adamsville Fire Station site by December 20, 2023, as was recently extended.

DEVELOPER OF RECORD

Big Bend Transfer Company LLC, % Mosaic Fertilizer LLC, 12839 Wyandotte Road, Gibsonton, FL 33534 is the firm responsible for adhering to the 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.

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