



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 #231 - PHOSPHOGYPSUM STACK EXPANSION
HILLSBOROUGH COUNTY
RY 2018-19**

On June 19, 1996, the Hillsborough County Board of County Commissioners adopted a Development Order (Resolution No. 96-161) for CF Industries, Inc. to construct a phosphogypsum (“gypsum”) stack expansion on 576± acres at the existing CFI Plant City facility. The site is located to the east of State Road 39, one mile south of Pasco County and six miles north of the City of Plant City in northeastern Hillsborough County. Although the DRI Development Order specifically approved the entire 30-year project, the latter one-third of the project (Construction Sequence III) will require further permit approval. The existing gypsum stack and the existing plant facilities were constructed prior to 1973 and are thus vested from the DRI process and are not covered by this Development Order.

The Development Order has been amended once, on December 11, 2001 (Resolution No. R01-265). The amendment authorized a two-year, ten-month and six-day extension of the date in which CF Industries can place additional gypsum in the existing stack and to potentially further extend this date slightly in order to facilitate proper leveling and stabilization techniques prior to stack closure and installation of the liner.

The gypsum stack expansion is required to be constructed in three sequences, each with 160± acres. A completion (i.e. buildout) date of December 31, 2026 and a Development Order expiration date of December 31, 2031 have been established.

PROJECT STATUS

Development this Reporting Year: it appears that site activities were limited to “*ongoing construction in the Sequence III Area for the East Cell Lime Pond project.*” On June 18, 2019, Mosaic Fertilizer announced that it will be closing the phosphogypsum stack system at the Plant City Facility and proceeded to submit the corresponding closure application with FDEP.

Cumulative Development: Closed the north phosphogypsum stack in 2004; completed construction of the Phosphogypsum Stack Expansion Sequence I in 1999 and Sequence II in 2013; installed the liner system between the inactive north phosphogypsum stack and the stack expansion in 2001; and completed 135 acres of wetland creation through excavation, mulching and planting. All wetlands have been released from mitigation by FDEP, HCEPC and USACE with the exception of “Wetland A,” which is still awaiting the release by the USACE only. Additionally, all uplands have been successfully restored and released with the exception of “Upland Unit 5” have been released, in which Mosaic is currently awaiting.

Projected Development: The expectation is for construction activities to continue in the Sequence III Area for the East Cell Lime Pond project.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition IV.A.2. mandates the Developer to conduct subsurface testing/exploration prior to commencement of each construction sequence. If subsurface features are detected during the conduct of such tests, corrective actions must be implemented. The Developer continues to recognize that a Ground Penetration Radar survey, Standard Penetration Test (SPT) borings, cone penetrometer soundings and transects on 50' intervals were conducted and completed in regard to Construction Sequences I & II. The intervals were reduced to 25' following clearing activities for Sequence II.
2. Prior to each subsequent construction sequence approval, the Developer shall submit: a Response Plan (Condition IV.A.3.); groundwater, surface water and air monitoring programs (Condition IV.A.4.b, IV.A.4.d and IV.A.9.a., respectively); and identification of all dewatering activities (Condition IV.A.7.), floodplain mitigation (Condition IV.A.8.), and alternative disposal techniques/technologies (Condition IV.A.10). While each of these requirements were initially met for Construction Sequence I, the plans/programs were subsequently revised to reflect Construction Sequence II. The revised documents were subsequently approved and provided in association with the RY 2011-12 Annual Report. It is assumed that each of these measures were implemented in association with Construction Sequence III approval.
3. The Developer did cease hydraulic delivery of phosphogypsum to any unlined portion of the Existing Stack prior to January 31, 2004, as required by Revised Condition IV.A.12.a., and to the acceptance of the Florida Department of Environmental Protection, closed the Stack shortly thereafter in accordance with the "*Phosphogypsum Management Rule*," (i.e. Chapter 62-673, F.A.C.).
4. The Developer previously submitted a Detailed Restoration Plan/Land Management Plan (hereafter referred to as "DRP") in accordance with Condition IV.B.5. The DRP, which was subsequently approved by the review agencies and incorporated in the appropriate permits, contains a requirement for the Developer to expend \$5 million for restoration activities, exclusive of attorneys' fees and/or implementation costs. The Developer previously acknowledged expending the funds within the specified ten-year time frame.
5. The surface water quality monitoring requirements are identified in Condition IV.B.7. The monitoring program was previously approved by the permitting agencies. The current surface water quality and groundwater monitoring results were provided as Exhibit "H" to the RY 2018-19 Annual Report as a subset of the *Annual Restoration Report*.
6. In accordance with Condition IV.B.8, an "*enhanced*" wildlife monitoring program was conducted in 2019 with results submitted within the RY 2018-19 Annual Report.

DEVELOPER OF RECORD

The Mosaic Company, Attention: Atusa Amiri, Senior Manager/Plant City Facility, 660 East County Line Road (P.O. Drawer L 33654), Plant City, FL 33565 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.