



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #231 - CFI GYPSUM STACK EXPANSION HILLSBOROUGH COUNTY RY 2003-04

On June 19, 1996, Hillsborough County 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 approves the entire 30-year project, the latter two-thirds of the project (Construction Sequences II and 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 anniversary date for the Annual Report is June 19th.

The Development Order has been amended only a single time 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 (to January 31, 2004), 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 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: The visual buffer along Paul Buchman Highway was supplemented with approximately 450 plants during 2003.

Cumulative Development: completed construction of the Phosphogypsum Stack Expansion Sequence I in 1999; completed the installation of the liner system, including a “notch” area between the inactive north phosphogypsum stack and the stack expansion in 2001; and completed the 139.5 acres of wetland creation through excavation, mulching and planting. The 125-acre Unit 4 was seeded in December 2001.

Projected Development: supplemental plantings in the wetland creation area; continuance of native habitat restoration activities; the seeding of Unit 5 (105 acres); controlled burns in Units 1, 2 and 3 will all occur in the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer must conduct subsurface testing/exploration prior to commencement of each construction sequence in accordance with Condition IV.A.2. If any subsurface features are detected during the conduct of these tests, corrective actions must be implemented. The

developer continues to represent that a Ground Penetration Radar survey, Standard Penetration Test (SPT) borings, cone penetrometer soundings and transects on 50' intervals were completed in regard to Construction Sequence I.

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 & IV.A.9.a., respectively); identification of all dewatering activities (Condition IV.A.7.) and floodplain mitigation (Condition IV.A.8.); and identification of alternative disposal techniques and technologies (Condition IV.A.10). The developer has stated that all of these requirements were submitted and approved by the appropriate agencies in regard to Construction Sequence I. It is not anticipated that Construction Sequences II and III will occur until after 2015.
3. Revised Condition IV.A.12.a. requires the developer to cease hydraulic delivery of phosphogypsum to any unlined portion of the Existing Stack by January 31, 2004, unless required earlier by the Florida Department of Environmental Protection rule requirements. Following this date, only "minimal" amounts of phosphogypsum may be added to complete leveling and/or stabilization for closure of the Existing Stack. The stack must be closed by March 25, 2006 in accordance with the "Phosphogypsum Management Rule" of Chapter 62-673, F.A.C. and Condition IV.A.12.c.
4. Condition IV.B.5. requires the developer to submit a Detailed Restoration Plan/Land Management Plan (hereafter referred to as "DRP") within 30 days prior to the submission of an Environmental Resource Permit. The DRP shall include documentation of \$5,000,000.00 in expenditures for restoration activities, exclusive of legal fees and the developer's allocated overhead in connection with this requirement. The developer has confirmed that an adaptive DRP was approved by permitting agencies and incorporated in the appropriate permits.
5. The surface water quality monitoring requirements are identified in Condition IV.B.7. The monitoring program has been previously approved by the permitting agencies. The current monitoring results are provided within *Exhibit K* to the current Annual Report.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

CF Industries, Inc., 10608 Paul S. Buchman Highway (S.R. 39), 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.