



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #231 - CFI GYPSUM STACK EXPANSION HILLSBOROUGH COUNTY RY 2005-06

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 60-acre upland Restoration Unit 1A, the 64-acre Unit 1B, the 66-acre Unit 2 and the 112-acre Unit 3 have been planted with additional long leaf pine, mixed shrubs and palmetto. A prescribed burn was conducted in Units 2 and 3 on June 11, 2006. Native habitat restoration activities continue towards completion in 2007. In addition and as required, monitoring, control of exotic and nuisance species, and mowing of pasture areas continued.

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 135 acres of wetland creation through excavation, mulching and planting. A stormwater pond to receive runoff from the closed stack was completed in 2005.

Projected Development: it is anticipated that the seeding of Units 5 & 6 (265 acres) and the re-seeding of Unit 4 (125 acres) will be completed in 2006.

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 acknowledge 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 when the storage capacity of the existing gypsum stack footprint is exhausted.
3. The developer terminated the hydraulic delivery of phosphogypsum to any unlined portion of the Existing Stack on January 31, 2004 as required by Revised Condition IV.A.12.a. In accordance with the "Phosphogypsum Management Rule" of Chapter 62-673, F.A.C. and Condition IV.A.12.c., the stack must be closed by March 25, 2006. The developer has identified that the existing stack has been completed to the satisfaction of the Florida Department of Environmental Protection.
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.

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.