



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #242 - PHOSPHOGYPSUM STACK SYSTEM EXPANSION HILLSBOROUGH COUNTY RY 2005-06

On August 20, 1984, Hillsborough County granted a Development Order to Gardinier, Inc. for a 326-acre gypsum disposal project located on 629.9 acres in west central Hillsborough County. The project site is located near the west coast of Hillsborough County, east of U.S. 41, north of Riverview Drive and the Alafia River. No Development Order expiration date was adopted in association with the (original) Development Order. The Development Order has been amended only a single time, on September 22, 1993 (Resolution R93-0172), to increase the allowable height of the gypsum stack from 100' to 200' above the starter dike.

On June 13, 2000, the Hillsborough County Board of County Commissioners granted a Substantial Deviation Development Order (SDDO) to Cargill Fertilizer, Inc (Resolution No. 00-111). This SDDO authorized expansion of the existing gypsum stack by 50 feet in height (to 260'); extension of the facility operating life (to December 31, 2042); relocation of cooling pond; and rerouting of Archie Creek. The expansion involves extending the existing phosphogypsum stack (stack and cooling ponds) 90 acres southward, over the area now occupied by a cooling pond and approximately an additional 800 feet further south. The existing cooling pond will initially be relocated to the southern area of the site, and eventually, to the top of the phosphogypsum stack. The total area added to the DRI for the phosphogypsum stack expansion will be approximately 376 acres. Project buildout is scheduled for December 31, 2037 and, as previously stated, the Development Order expires on December 31, 2042. The anniversary date for the Annual Report is June 30th.

The SDDO has been amended once, on October 25, 2005 (Resolution No. 05-243) to require submittal of a *Water Management Plan* due on (or before) April 1st of each year. This requirement was mutually agreed to between the Developer and the County as a result of "a process water spill in September 2004 and subsequent Process Water Reduction Plan meetings, reviews and supporting documents in a collaborative effort with the EPC."

The developer previously acquired two parcels (totaling 5.25 acres). The developer acknowledged that "there are no development plans for these properties." A map illustrating these parcels was provided in conjunction with the RY 2000-01 Annual Report.

PROJECT STATUS

Development this Reporting Year: Stack expansion construction activities have not yet commenced. Approximately 4.0 million tons of phosphogypsum were placed on the field during the reporting year.

Cumulative Development: Approximately 68.4 million tons of phosphogypsum has cumulatively been deposited with an average stack height of 182 feet above the starter dike.

Projected Development: the developer anticipates placing an additional 5.0 million tons of phosphogypsum on the stack during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously installed ambient air quality monitoring devices at the Progress Village Middle School and the Gibsonton Elementary School in accordance with Condition IV.A.8.a.. In addition, as required by Condition IV.A.8.c., the developer has installed an effective odor abatement system designed to reduce off-site odor.
2. The developer has submitted the results of the Visual Management Program 2004-05 Biennial Buffer Inspection Report” in accordance with Condition IV.A.12. The Report transmittal date is April 17, 2006 and is being recognized in connection with the RY 2005-06 Annual Report.
3. The developer has posted their Integrated Land Management Plan (ILMP) to their web page (“www.cargill-neb.com”), allowing for the review and feedback of others. The ILMP includes a summary of all restoration activities and monitoring as required by Condition IV.B.2.a.
4. Restoration activities associated with the “Stack Buffer Management & Protection Plan” [Condition IV.B.2.b.], the “Giants Camp Shoreline” [Condition IV.B.2.c.], the “North Parcel” [Condition IV.B.2.d.], “Archie Creek” [Condition IV.B.2.f.], and “North Parcel East” [Condition IV.B.2.g.] shall all be completed within five years of the effective date of the Development Order (by August 19, 2005) unless an extension has been granted by the restoration reviewing agencies in accordance with Condition IV.B.2.h. While a one-year extension was granted for the Archie Creek restoration efforts, the developer has alleged that each of the restoration activities was completed in a manner consistent with the Development Order, including Archie Creek.
5. The developer has completed construction of a one-acre community garden with irrigation system for the Progress Village Civic Association (Condition IV.B.7.) and an educational center and elevated observation deck on the south parcel (Condition IV.B.8.). The educational center will be made available to local schools or educational groups in addition to the observation deck once completed.
6. As required, the developer has previously contributed: \$12,000 towards the Beach Park element of the Kitchen Plan (Condition IV.B.2.e.); \$20,000 contribution towards the Gardenville Recreation Center improvements (Condition IV.B.9.a.); \$10,000 sponsorship for “Science Camp” (Condition IV.B.9.b.); and \$10,000 to the Riverview Library in order to bolster the environmental section of the library (Condition IV.B.9.c.).
7. The developer has submitted the “Riverview Facility Water Management Plan” under separate cover (dated March 27, 2006) in accordance with newly-imposed Special Condition #26. Receipt of this initial Plan is being recognized in connection with the RY 2005-06 Annual Report. This Condition requires the annual submittal of a Water Management Plan.
8. The developer has submitted the “Five-Year SWFWMD Report” as required by Special Conditions 5A, 6A & 6B of Water Use Permit 2001532.004 on February 7, 2006 and is being recognized in connection with the RY 2005-06 Annual Report.

DEVELOPER OF RECORD

Mosaic Fertilizer, LLC, 8813 U.S. Highway 41 South, Riverview, FL 33569 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.