



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
www.tbrpc.org

---

### **DRI #251 - FOUR CORNERS MINE ADDITION/PHASE 2 MANATEE COUNTY RY 2006-07**

On September 5, 1991, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 91-62), a Substantial Deviation to only the Manatee County portion of DRI #52, to IMC Fertilizer, Inc. (now Mosaic Fertilizer, LLC). DRI #52 authorized the mining of more than 18,500 acres, of which 9,952 acres are located within two tracts of northeast Manatee County (4,906 in the Jameson Tract and 5,052 acres in the Northeast Manatee Tract) and the remaining 8,727 acres located in southeastern Hillsborough County. The Four Corners Mine Substantial Deviation includes: revision of the mining and reclamation plan for the existing Jameson Tract; extension of Jameson Tract mining period to November 30, 2006 and reclamation period to 2010; and the addition of 211 acres for mining in the Jameson Tract which were not previously approved for mining.

The Development Order had been amended three times, the latest occurring on September 26, 1996 (Ordinance 96-43). The amendments had cumulatively: resolved an appeal by the developer and TBRPC; reduced the aforementioned 211 acres to 170 acres; added water quality monitoring/reporting requirements; required the establishment of a Wildlife and Habitat Management Plan for the land addition; approved a specific truck haul route from Four Corners Mine to Piney Point/Port Manatee; required submittal of the approved Spill Notification, Containment and Contingency Plan for F-3 to TBRPC; and approved the two month and 28 days extension of the effective period for Ordinance 95-41 (to December 31, 1996) to effectuate the aforementioned land exchange and obtain the proper rezoning classification.

On November 21, 2002, the Manatee County Board of County Commissioners approved a Substantial Deviation Development Order (Ordinance No. 02-58) for the project. The Ordinance supercedes and replaces all former Development Order authorizations for the project. The proposal essentially added provisions to mine an additional 1,111 acres. In total, the project allows for the mining of 10,450 acres of the overall 11,157 project acres. The Development Order expires on December 31, 2029 or “until all reclamation has been completed and accepted by Manatee County, whichever occurs first.” The anniversary date for the Annual Report is July 31<sup>st</sup>.

The SDDO has previously been amended once (Ordinance No. 05-42), on September 27, 2005, to:

- Change the name of the developer from “IMC Phosphates Company” to “Mosaic Fertilizer, LLC”;
- modify Development Order Condition U.12. regarding the origin and destination of overburden and sand tailings;
- add 305 acres of land acquired by Mosaic from FFD Land Company; and
- remove 44 acres from the project that was exchanged with FFD Land Company.

The applicant has subsequently requested the following modifications to the Development Order as a result of a Notice of Proposed Change application submitted on February 20, 2007. This proposal remains under review.

- addition of 299 acres of adjoining land (i.e. referred to as the ‘Lambe Addition’);
- reduction of the size of the F-9 Clay settling area;
- change and update the NE Tract’s mine plan leaving the gas pipeline easement in place;
- update and amend the Four Corners transportation analysis for the Four Corners Mine, as outlined in DRI #263 - Hillsborough County Mine Consolidation S/D, currently under review; and
- amend the Reclamation Plans to reflect these changes.

### **PROJECT STATUS**

***Development this Reporting Year:*** a total of 224 acres were mined and 211 acres were disturbed within the Northeast Tract. Mining activities were initiated on the Altman Tract with the disturbance of 28 acres. No further mining or disturbance occurred within the Jameson Tract during the reporting year.

***Cumulative Development:*** to date, a total of 5,939 acres have been mined, of which 2,994 acres are within the Northeast Tract. The remainder is in the Jameson Tract.

***Projected Development:*** the developer anticipates mining 433 acres between the Northeast, Lipman, Lambe and Altman Tracts.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Results of the Groundwater Monitoring [Conditions 6.B.(1) & 6.K.(1)] and Surface Water Monitoring [Conditions 6.C.(2) & 6.L.(2)] programs have been provided within the Annual Report. Results of the mitigation areas and littoral shelves monitoring shall additionally be provided within each Annual Report once conducted. [Conditions 6.D.(2)(d), 6.M.(1)(c) & 6W.(1)(c)]
2. *Wildlife and Habitat Management Plans* have been approved for the “170 Acre Addition” and the “Land Exchange Area” in accordance with Conditions 6.F.(3) & 6.F.(5).
3. The developer has provided the a.m. peak-hour and average daily traffic counts at the project entrance in order to verify that the projected number of external trips for the project have not been exceeded, as stipulated in Condition 6.I.(2). The results of the monitoring event conducted on June 20, 2007 revealed that the project is currently generating 1,078 of the approved 2,130 daily trips (50.61%) and 122 of the approved 239 a.m. peak hour trips (51.05%).
4. As identified in Condition 4.EE.(6), mining shall be completed by December 31, 2018.
5. Previous Condition 6.U.(19) required the Developer to grant three parcels, totaling 700 acres, to the Florida Department of Environmental Protection for perpetual conservation easements. The developer asserts that a 200-acre parcel (Wellfield Tract) and a 135-acre parcel (West Tract Preserve) were signed and accepted by FDEP in May 2004. The remaining 365-acre parcel will be provided to FDEP upon completion and release of reclamation.

**DEVELOPER OF RECORD**

Mosaic Fertilizer LLC, Post Office Box 2000, Mulberry, FL 33860 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. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.