



# DOAR

## Development Order Amendment Report

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### **DRI #242 - PHOSPHOGYPSUM STACK SYSTEM EXPANSION HILLSBOROUGH COUNTY**

On January 26, 2010, the Hillsborough County rendered Resolution No. R10-004 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by Board of County Commissioners on January 12, 2010.

#### **BACKGROUND**

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 SDDO has been amended once, on October 25, 2005 (Resolution No. 05-243) to require submittal of a *Water Management Plan* due on April 1<sup>st</sup> of each year. This requirement was mutually agreed upon 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 has previously acquired a total of four parcels (totaling 10.57 acres), two during the 2000-01 reporting period and two during the 2006-07 reporting period. Each of these parcels is located adjacent to the DRI but not included in the development site since "there are no development plans for these properties."

## **DEVELOPMENT ORDER AMENDMENT**

The Resolution granted authorization for the following modifications to the Development Order:

- construction of a process water loading station at the southwest corner of the DRI site;
- truck process water from the Riverview Fertilizer Plant and Gypsum Stack cooling/settling pond system to Mosaic's New Wales facility in Polk County; and
- corresponding Development Order condition and Master Development Plan modifications.

## **RECOMMENDATION**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on December 30, 2009 and with the Council's *Final Report* adopted on May 8, 2000.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the Hillsborough County for DRI #242 - Phosphogypsum Stack System Expansion.

# GENERAL LOCATION MAP

