Tampa Bay Regional Planning Council
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ARS

Annual Report Summary

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DRI #242 - PHOSPHOGYPSUM STACK SYSTEM EXPANSION
HILLSBOROUGH COUNTY
RY 2013-14

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' NGVD); 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 (or before) April 1st 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 previously acquired two parcels totaling 5.25 acres. The developer previously 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 are "ongoing." Approximately 4.4 million tons of phosphogypsum "were placed on the field during the reporting year."

Cumulative Development: Approximately 101.1 million tons of phosphogypsum have cumulatively been deposited with stack heights of 50 ft. ngvd for the Starter Dike and 238 ft. ngvd for the Stack.

Projected Development: the developer anticipates placing an additional 4.4 million tons of phosphogypsum on the stack during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer installed ambient air quality monitoring devices at the Progress Village Middle School and the Gibsonton Elementary School in 2001-02, consistent with Condition IV.A.8.a. As required by Condition IV.A.8.c., the Developer has additionally installed an odor abatement system in an effort to reduce off-site odor in 2002-03.

2. The Developer continues to affirm that biennial Buffer Inspection Reports concerning the *Visual Management Program* are provided to Mr. John Healey of the Hillsborough County Development Services Department in accordance with Condition IV.A.12.

3. The Developer has posted (and continually updates) their *Integrated Land Management Plan* (ILMP) to their web page (www.mosaicco-ilmp.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. The Developer continues to assert that all 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.], and "North Parcel East" [Condition IV.B.2.g.] have all been completed in accordance with their respective D.O. conditions and that compliance with these conditions is "ongoing." In addition, the Archie Creek Restoration project has been completed in accordance with Condition IV.B.2.f.

5. The Developer has previously constructed a one-acre community garden with irrigation system for the Progress Village Civic Association (Condition IV.B.7.) and an educational center/elevated observation deck on the south parcel (Condition IV.B.8.). The educational center/observation deck will continue to be made available to local schools and/or educational groups.

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 towards Gardenville Recreation Center improvements (Condition IV.B.9.a.); $10,000 for sponsorship of "Science Camp" (Condition IV.B.9.b.); and $10,000 for the Riverview Library in order to bolster the environmental section of the library (Condition IV.B.9.c.).

7. The Developer previously submitted the *Riverview Facility Water Management Plan* (dated March 29, 2006) under separate cover to the RY 2005-06 Annual Report, consistent with Special Condition #26 of Resolution No. 05-243.

8. Consistent with Special Conditions 5A, 6A & 6B of Water Use Permit 2001532.004, the Developer submitted the initial "Five-Year SWFWMD Report" on February 7, 2006, supplemental to the RY 2005-06 Annual Report, and the "Second Five Year Operations Report" on April 5, 2010 in conjunction with the RY 2010-11 Annual Report. The Reports show the water withdrawals from the Lithia Major Spring and Buckhorn Main Spring over the past five-years. The "Third Five Year Operations Report" will be due in mid-2015 or in conjunction with the RY 2015-16 Annual Report.

DEVELOPER OF RECORD

Mosaic Fertilizer, LLC - Riverview Facility, Attention: Jeffrey Stewart, Environmental Manager, 13830 Circa Crossing Drive, Lithia, FL 33547 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.