



ARS

Annual Report Summary

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DRI #231 - CF INDUSTRIES GYPSUM STACK EXPANSION HILLSBOROUGH COUNTY RY 2013-14

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 one-third of the project (Construction Sequence 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 Development Order has been amended once, 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 completion (i.e. 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: Construction of the Phosphogypsum Stack Expansion Sequence II was certified complete by FDEP on July 9, 2013. A prescribed burn was implemented within Unit 5 followed up by planting of trees and shrubs during the reporting period, noting that preservation areas are managed by fire. Ongoing maintenance was conducted in Wetlands A & D for nuisance and exotic vegetation and supplemental plants were installed in the Spring of 2013. Additional modifications have been modeled to proposed improved hydration of Wetland A. Wetland D received maintenance on one of the spillways to correct issues by the road crossing.

Cumulative Development: Closed the north phosphogypsum stack in 2004; completed construction of the Phosphogypsum Stack Expansion Sequence I in 1999 and Sequence II in 2013; installed the liner system between the inactive north phosphogypsum stack and the stack expansion in 2001; and completed the 135 acres of wetland created through excavation, mulching and planting. FDEP permits have been received for Phosphogypsum Stack Expansion Sequence II and construction has commenced. Wetlands WC-B, WC-C, WC-E, WC-F, WC-G, WC-H, WC-J, WC-K, WC-L, WC-M, WC-N, WC-P, WC-Q, WC-R and WC-S have all been released to date by FDEP and HCEPC. Upland Units 1a, 1b, 2, 2m, 3, 3m, 4, 4m, 5s and 6 have all been successfully restored and released.

Projected Development: Control of cogon grass, maintenance herbiciding and treatment/removal of salt bush will occur during the next reporting year at various locations. Seedings and/or plantings will also be performed as

needed or required. Prescribed burns continue to be implemented in two- or four-year intervals. Although the anticipated timing was not identified, only Upland Units 5n, 1a-e and 1b-e remain to be released.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition IV.A.2. mandates the Developer to conduct subsurface testing/exploration prior to commencement of each construction sequence. 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 Sequences I & II. The intervals were reduced to 25' following clearing activities for Sequence II.
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 and 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). While each of these requirements were initially met for Construction Sequence I, the plans/programs were subsequently modified and approved to coincide with Construction Sequence II, which has subsequently been completed. Copies of the corresponding modifications were provided to the TBRPC in conjunction with the RY 2011-12 Annual Report. It is anticipated that comparable modifications will be required prior to Construction Sequence III approval.
3. The Developer ceased hydraulic delivery of phosphogypsum to any unlined portion of the Existing Stack prior to January 31, 2004 as required by Revised Condition IV.A.12.a. and closed the Stack shortly thereafter in accordance with the “*Phosphogypsum Management Rule*” (i.e. Chapter 62-673, F.A.C.) to the acceptance of the Florida Department of Environmental Protection.
4. The Developer previously submitted a Detailed Restoration Plan/Land Management Plan (hereafter referred to as “DRP”) in accordance with Condition IV.B.5. The DRP, which was subsequently approved by the review agencies and incorporated in the appropriate permits, contains a requirement for the Developer to expend \$5 million for restoration activities, exclusive of attorneys’ fees and/or implementation costs. The Developer previously acknowledged expending the funds within the specified ten-year time frame.
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 surface water quality and groundwater monitoring results are provided within Exhibit “H” to the RY 2013-14 Annual Report as a subset of the *Annual Restoration Report*.

DEVELOPER OF RECORD

The Mosaic Company, Attention: Ronald L. Brunk, Environmental Manager, 660 East County Line Road (P.O. Drawer L 33654), 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.