

STAFF REPORT

**DEVELOPMENT ORDER AMENDMENT
For
HILLSBOROUGH COUNTY CONSOLIDATED MINES
DEVELOPMENT OF REGIONAL IMPACT
To
REMOVE FROM DRI \pm 389.6 ACRES OWNED BY KEESAI FARMS, LLC**

Petition #25-0238 – Hillsborough County Consolidated Mines DRI #263

SIGN-OFF APPROVALS	INITIAL	DATE
COMMUNITY DEVELOPMENT SECTION DIVISION DIRECTOR		1/29/24

- [] Consent Agenda
[X] Regular Agenda (requires discussion and/or public input)

**Prepared by
Development Services Department**

January 29, 2025

RECOMMENDATION

Staff recommends that the Board of County Commissioners approve the proposed changes for the Hillsborough County Consolidated Mines Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Hillsborough County Consolidated Mines Development of Regional Impact (DRI) Map H received December 4, 2024.

BACKGROUND

The Hillsborough County Consolidated Mines Development of Regional Impact (DRI) is generally located in the southeast corner of Hillsborough County on the north and south side of SR 674 and east and west side of SR 39. The project is located within the Rural Service Area within the AM (Agricultural Mining), A (Agricultural) and AR (Agricultural, Rural) Future Land Use Categories. Mosaic Mine Consolidated Development of Regional Impact (DRI) is a composite Development Order (DO) and Operating Permit for the Lonesome Mine DRI (originally approved on March 21, 1974), the Kingsford Mine DRI (originally approved on January 15, 1975) and the Four Corners Mine DRI (originally approved on January 4, 1978), which was originally adopted on March 11, 2008 and was last modified on June 11, 2019.

PROPOSED CHANGES

The purpose of this development order (DO) amendment is to remove \pm 389.6 acres from the boundaries of DRI #263 and from the DRI #263 Composite Development Order and Operating Permit. The subject parcel, identified as "Parcel A" in the legal description, is located at the southeast corner of State Road 674 and Owens and Standland Road (see Attachment A). The parcel is owned by Keesai Farms, LLC and is currently used for pasture.

AGENCY REVIEW

The Hillsborough County Environmental Services Divisions oversees the phosphate mining program. Based on their review of this application, the removal of "Parcel A" from the DRI #263 DO/OP will not impact any other previously permitted and/or DRI #263 phosphate mining and/or reclamation conditions imposed on Mosaic per DRI #263 DO/OP. Additionally, Environmental Services has no objections.

HILLSBOROUGH COUNTY CONSOLIDATES MINES DRI PROJECT HISTORY

On March 11, 2008, Hillsborough County Board of County Commissioners approved Resolution 08-047, which added approximately 1,540 acres to form the Hillsborough County Mines Addition Area - DRI #263 (hereinafter "DRI #263 Addition Area Phase"); removed approximately 7,251.5 acres from the Lonesome and Four Corners Mine boundaries; added a mine infrastructure corridor, revised mining plans and incorporated clay settling area siting plans conceptually approved by the Environmental Protection Commission of Hillsborough County on April 26, 2005 and July 7, 2005, revised reclamation plans reflecting these

changes as well as the reclamation already completed in the DRI #213 area; updated DRI #213 Development Order conditions already satisfied or no longer applicable; updated the approved methods for transporting product between the mines and plants; and updated product shipment destination points and deletion of certain destination points and route segments (hereafter "DRI #263 Composite Development Order and Operating Permit").

On August 10, 2010, the Hillsborough County Board of County Commissioners approved a Notice of Proposed Change ("NOPC") and adopted Resolution R10-113, amending DRI #263 Composite Development Order and Operating Permit, and the Master Mine and Reclamation Plan to add approximately 75 acres of land, previously owned by Kathy Surface (referred to as the "Surface Parcel").

Per § 252.363, Florida Statutes, and by letter dated November 3, 2017, from counsel for Mosaic, as confirmed by letter from the County dated April 4, 2018, the DRI #263 Composite Development Order and Operating Permit dates were extended as follows: the Section 5 Restriction on Downzoning was extended from December 31, 2027 to December 22, 2030; the Composite Attachment A- Section III.A. Life and Timing of Development-Effective period of Development Order was extended from December 31, 2027 to December 22, 2030; the Composite Attachment A- Section III.A. Life and Timing of Development-Mining Completion Date was extended from December 31, 2018 to December 22, 2021; and Composite Attachment A- Section III.A. Life and Timing of Development-Reclamation Completion Date was extended from December 31, 2026 to December 22, 2029.

On November 14, 2018, the Hillsborough County Board of County Commissioners adopted Resolution R18-129, amending the DRI #263 Composite Development Order and Operating Permit to enable certain waste clays originating from Hardee County to be disposed in designated existing Hillsborough County clay settling areas for a specified time period.

On January 25, 2019, Tampa Electric Company (TEC), the owner of a portion of Parcel 7 of the DRI #263 Addition Area Phase, a +/- 435 acre parcel as described in the attached Exhibit A (hereafter, the "TEC Parcel"), submitted an application to amend the DRI #263 Composite Development Order and Operating Permit to remove the TEC Parcel from the boundaries of DRI #263 and from the DRI #263 Composite Development Order and Operating Permit; and

On June 11, 2019, the Hillsborough County Board of County Commissioners adopted Resolution R19-082, amending the DRI #263 Composite Development Order and Operating Permit to remove ± 435 acres of Tampa Electric Company owned land located at the southwest corner of Grange Hall Loop and

Per § 252.363, Florida Statutes, and by letter dated September 13, 2021, from counsel for Mosaic, as confirmed by letter from the County dated January 14, 2022, the DRI #263 Composite Development Order and Operating Permit dates were extended as follows: the Section 5

Restriction on Downzoning was extended from December 22, 2030 to October 9, 2032; the Composite Attachment A- Section III.A. Life and Timing of Development-Effective period of Development Order was extended from December 22, 2030 to October 9, 2032; the Composite Attachment A- Section III.A. Life and Timing of Development-Mining Completion Date was extended from December 21, 2021 to October 9, 2023; and Composite Attachment A- Section III.A. Life and Timing of Development-Reclamation Completion Date was extended from December 22, 2029 to October 9, 2031; and

On November 7, 2023, the Hillsborough County Board of County Commissioners adopted Resolution 23-095, amending the DRI #263 Composite Development Order and Operating Permit to extend the time period in which certain waste clays originating from Hardee County may be disposed in designated existing Hillsborough County clay settling areas; and

Per § 252.363, Florida Statutes, and by letter dated November 11, 2024, from counsel for Mosaic, as confirmed by letter from the County dated December 23, 2024, the DRI #263 Composite Development Order and Operating Permit dates were extended as follows: the Section 5 Restriction on Downzoning was extended from October 9, 2032 to July 16, 2036; the Composite Attachment A- Section III.A. Life and Timing of Development-Effective period of Development Order was extended from October 9, 2032 to July 16, 2036; the Composite Attachment A- Section III.A. Life and Timing of Development-Mining Completion Date was extended from October 9, 2023 to July 15, 2027; and Composite Attachment A- Section III.A. Life and Timing of Development-Reclamation Completion Date was extended from October 9, 2031 to July 15, 2035; and

On December 4, 2024, Keesai Farms, LLC (“Keesai”), the owner of parcel 088895.0050 (“Keesai Parcel”) of the DRI #263 submitted an application to amend the DRI #263 Composite Development Order and Operating Permit to remove the Keesai Parcel from the boundaries of DRI #263 and from the DRI #263 Composite Development Order and Operating Permit

Attachment A: Parcel Location

Attachment B: Proposed/Revised Map H

Attachment C: Revised Map 38-H-6 Mining Units Sheet 3 of 4

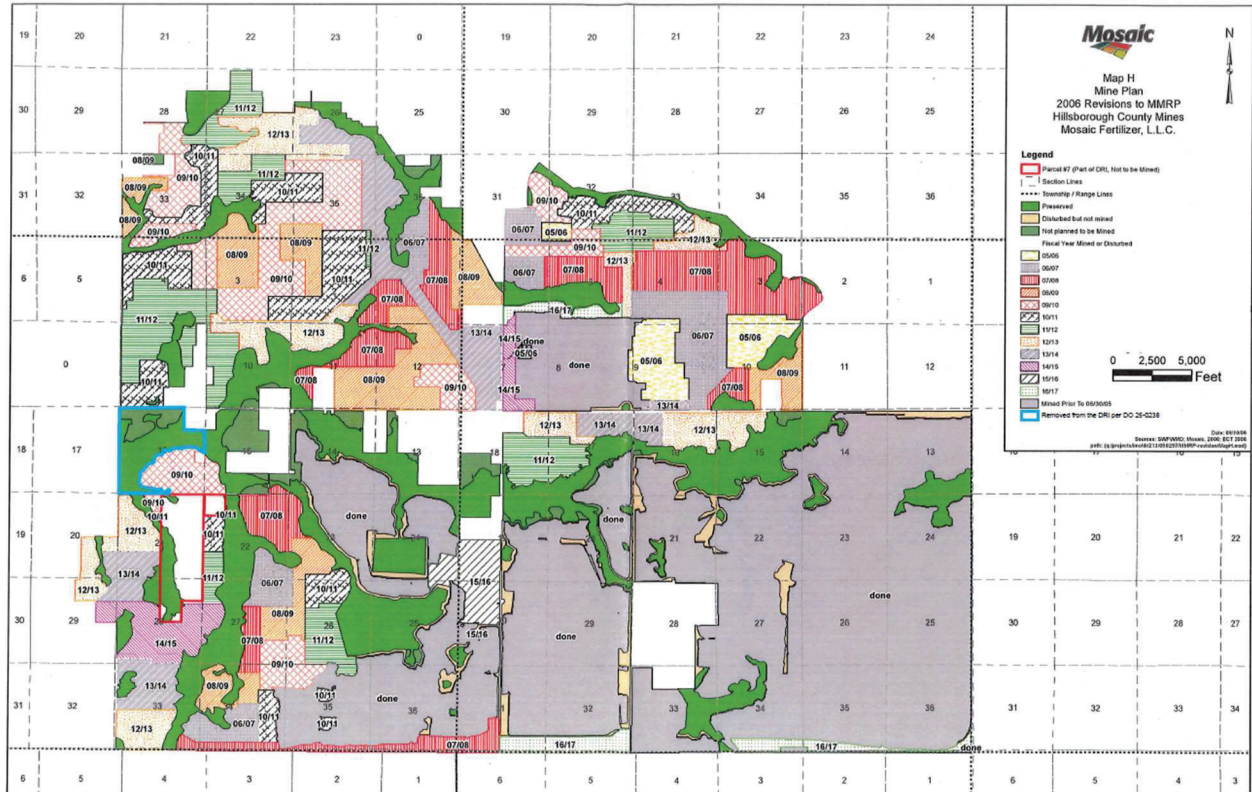
Attachment D: Revised Legal Description

Attachment E: Proposed Amended and Restated Development Order.

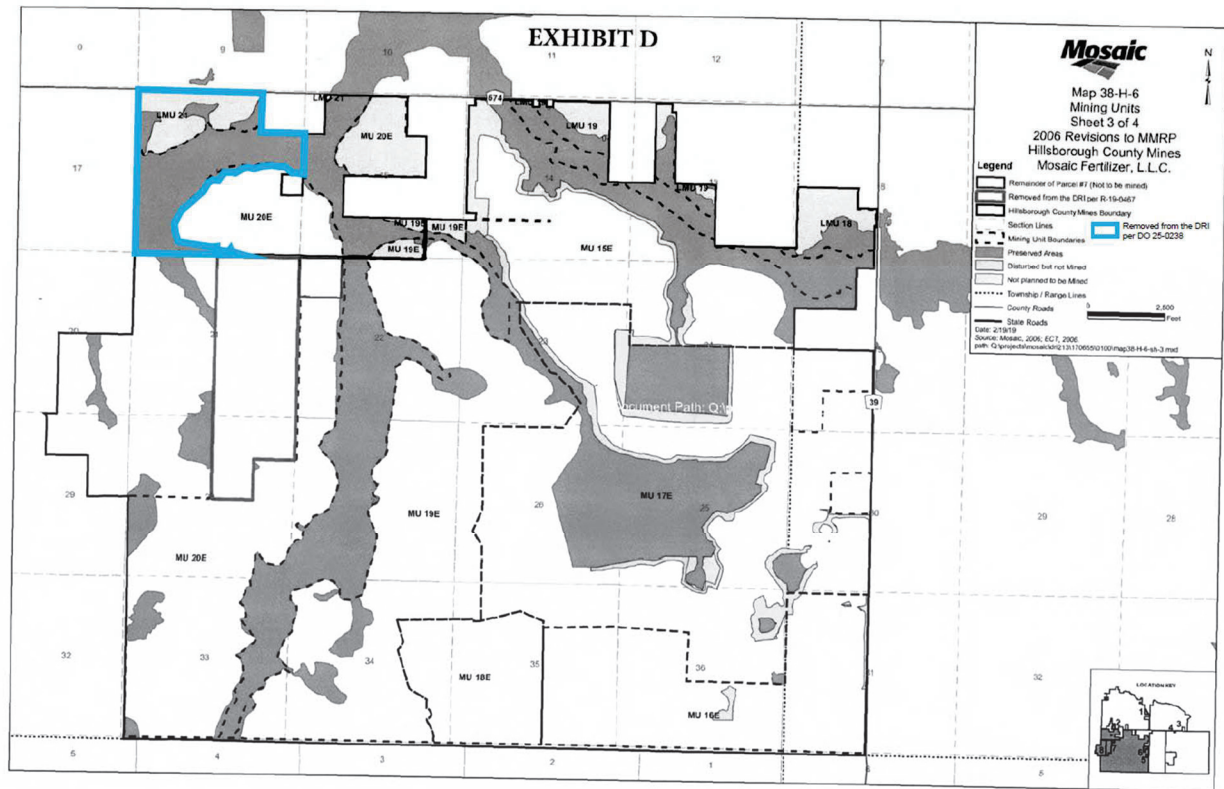
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ATTACHEMENT B – PROPOSED/REVISED MAP H



ATTACHEMENT C – REVISED MAP 38-H-6 MINING UNITS



ATTACHMENT D – REVISED LEGAL DESSCRIPTION:

Mosaic Fertilizer, LLC
 Hillsborough County Mines
 DRI #263 Composite Development Order and Operating Permit
 Approved: March 11, 2008

Page 34

SECTION IV. - AMENDED LEGAL DESCRIPTION

REVISED LEGAL DESCRIPTION

LEGAL DESCRIPTION DRI #213

CONSOLIDATION PHASE AREA

In Township 31 South, Range 21 East, Hillsborough County, Florida: Section 36: The E 1/4 of the SW 1/4; and the W 1/2 of the SE 1/4; and the S 1/4 of the E 1/2 of the SE 1/4;

In Township 32 South, Range 21 East, Hillsborough County, Florida: Section 1: All Section 2: All Section 3: All Section 10: The N 1/2, and the E 1/2 of SW 1/4, and, The N 1/2 of SE 1/4, and, The W 1/2 of SW 1/4 of SE 1/4. Section 11: All, LESS the E 1/2 of SW 1/4. Section 12: All;

In Township 30 South, Range 22 East, Hillsborough County, Florida: Section 24: The SE 1/4, LESS the CSX Railroad right of way, and, the S 1/4 of W 1/4 of NE 1/4, LESS the CSX Railroad right of way; and the E 1/2 of SE 1/4 of SE 1/4 of NW 1/4, subject to a road right of way over the south 15 feet of the NE 1/4 of SE 1/4 of SE 1/4 of NW 1/4; and the E 1/2 of NE 1/4 of SW 1/4, LESS the following described parcel: The south 162 feet of the N 1/4 of said E 1/2 of NE 1/4 of SW 1/4, LESS the west 328.5 feet thereof; and the N 1/4 of SE 1/4 of SW 1/4. Section 25: All. Section 26: The SW 1/4; and the E 1/2 of the SE 1/4; and the S 1/4 of the W 1/2 of the SE 1/4; and the SE 1/4 of SW 1/4 of NW 1/4; and the S 1/4 of W 1/2 of SE 1/4 of NW 1/4; and the E 1/2 of SE 1/4 of NW 1/4, LESS the west 330 feet of the north 660 feet thereof; and the S 1/2 of the SE 1/4 of NE 1/4, LESS the north 420 feet of the west 474.37 feet thereof; and the east 30 feet of the west 45 feet of the SW 1/4 of NE 1/4, LESS the south 774 feet thereof; and the east 810 feet of the west 825 feet of the north 529 feet of the south 774 feet of the SW 1/4 of the NE 1/4. Section 35: All, LESS: West 395 feet of the N 1/2 of the NW 1/4 of the NW 1/4 of the SW 1/4; and, LESS: The East 25 feet of the West 420 feet of the North 105 feet of the N 1/2 of the NW 1/4 of the NW 1/4 of the SW 1/4; and, LESS: The S 1/2 of the NW 1/4 of the NW 1/4 of the SW 1/4. Section 36: All;

In Township 31 South, Range 22 East, Hillsborough County, Florida: Section 1: All Section 2: All, LESS: The SE 1/4 of the NW 1/4. Also LESS: That part of the N 1/2 of the NW 1/4, lying within the following metes and bounds description: Beginning at the SE corner of the NE 1/4 of the NW 1/4 of said Section 2, run thence West along the South boundary thereof 1428.22 feet, thence North 0°57' East 50 feet, thence East 247.5 feet, thence North 26.5 feet, thence South 86°18'40" East 1183.2 feet to the point of beginning. Also LESS: That part of the SW 1/4 of the NE 1/4 and NW 1/4 of SE 1/4 of said Section 2 described as follows: Beginning at the Northwest corner of said SW 1/4 of NE 1/4 run South 86°18'40" East 13.0 feet, thence South 1°43' West 85 feet, thence South 88°17' East 289 feet, thence South 7°20'50" West 1273.8 feet, thence South 88°27'30" West 177 feet, thence North 1°43' East for 3.0 feet to the center of said Section 2, thence continue North 1°43' East 1349.7 feet to the point of beginning. Also LESS: That part of the N 1/2 of SW 1/4 of said Section 2 described as follows: Beginning at the center of said Section 2, run South 1°43' West 3.0 feet, thence South 88°27'30" West 1403.4 feet, thence North 1°48'40" East 62.0 feet to the North boundary of said SW 1/4 thence South 89°08' East along said North boundary 1402.2 feet to the point of beginning. Also LESS: That part of SW 1/4 of NW 1/4 of said Section 2 described as follows: Beginning at SE corner of said SW 1/4 of NW 1/4, run North 89°08' West 81.7 feet, thence North 1°48'40" East 665 feet, thence South 88°11'20" West 19.6 feet, thence North 0°57' East 664.8 feet, thence East 102.5 feet to NE corner of said SW 1/4 of NW 1/4, thence South 1°26' West 1329.6 feet to the point of beginning. Section 8: The NW 1/4 of the SW 1/4; and, the E 1/2 of SE 1/4 of SE 1/4. Section 4: The SW 1/4 of SE 1/4. Section 9: All that part lying north of Jameson Road, LESS N 1/2 of NE 1/4 of NE 1/4 and LESS 1 acre square in the SW corner of the NW 1/4 of NE 1/4. Section 10: All Section 11: All. Section 12: All Section 13: All Section 14: All Section 15: The N 1/4 LESS: the west 1,080 feet thereof. Section 16: That part lying north of Jameson Road. Section 23: The N 1/4; and the W 1/2 of SW 1/4 of NW 1/4. Section 24: The N 1/4; and the S 1/2 of E 1/4. Section 25: The N 1/2 of NE 1/4. Section 31: The S-3/4 of W-1/2 of SE-1/4 and the E-1/2 of SE-1/4, and that part of the E-1/2 of NE-1/4 lying south of a proposed conservation easement being more particularly described as: BEGIN at the southeast corner of said E-1/2 of NE-1/4; thence proceed south 89°23'33" west, along the south line of the E-1/2 of NE-1/4, 1,340.58 feet to the southwest corner of the E-1/2 of NE-1/4; thence north 00°27'05" west, along the west line of the E-1/2 of NE-1/4, 707.5 feet; thence north 08°55'44" east 594.98 feet; thence north 37°12'07" east 1,044.31 feet to a point on the southerly line of said proposed conservation easement; thence south 53°53'17" east, along said conservation easement line, 753.55 feet to a point on the east line of the E-1/2 of NE-1/4; thence south 00°06'46" east, along the east line of the E-1/2 of NE-1/4, 1,684.78 feet to the POINT OF BEGINNING. Section 32: The S-1/2 and that part of the N-1/2 of the section (lying south of the south boundary line of a proposed conservation easement for the South Prong of the Alafia River), being described as: commence at the southeast corner of said Section 32, thence proceed north 00°24'37" west along the east line of the section 3,046.29 feet for a POINT OF BEGINNING, thence north 78°33'48" west 163.70 feet, thence south 83°49'34" west 1,708.40 feet, thence north 77°18'47" west 1,610.30 feet, thence south 83°06'54" west 392.14 feet, thence north 53°53'18" west 1,917.60

Mosaic Fertilizer, LLC
 Hillsborough County Mines
 DRI #263 Composite Development Order and Operating Permit
 Approved: March 11, 2008

Page 35

feet to a point on the west line of the N-1/2 of the section, thence south 00°06'46" east along the west line of said N-1/2 1,567.17 feet to the southwest corner of the N-1/2, thence south 89°56'41" east along the south line of the N-1/2 5,367.90 feet to a point on the east line of the section, thence north 00°24'37" west 388.83 feet to the POINT OF BEGINNING.

Section 33: That part of the section (lying south of the south boundary line of a proposed conservation easement for the South Prong of the Alafia River), being described as: commence at the northeast corner of the section, thence proceed south 00°23'52" east, along the east line of the section, 3,652.02 feet for a POINT OF BEGINNING, thence continue south 00°23'52" east, along the section line, 1,600.86 feet to the southeast corner of the section, thence north 89°55'50" west, along the south line of the section, 5,338.84 feet to the southwest corner of the section, thence north 00°24'37" west, along the west line of the section, 3,046.29 feet, thence south 78°33'46" east 8,020.09 feet, thence south 50°51'25" east 805.45 feet, thence south 76°13'17" east 1,976.73 feet to the POINT OF BEGINNING. Section 34: that part of the W-1/2 lying south of a proposed conservation easement for the South Prong of the Alafia River in the SW-1/4 of the section, the excepted portion being described as: commence at the southwest corner of said Section 34, thence proceed north 00°23'52" west, along the west line of the section, 1,600.85 feet for a POINT OF BEGINNING, thence south 76°13'17" east 437.95 feet, thence south 46°02'27" east 1,720.83 feet, thence south 66°23'36" east 781.99 feet to a point on the south line of the W-1/2 of the section, thence south 89°43'49" east 255.81 feet to the southeast corner of the W-1/2 of the section, thence north 00°17'02" east, along the east line of the W-1/2 of the section, 1,050.03 feet, thence north 56°02'10" west 2,320.58 feet, thence north 70°14'53" west 758.03 feet to a point on the west line of the section, thence south 00°23'52" east, along the west line of the section, 989.48 feet to the POINT OF BEGINNING.

In Township 31 South, Range 21 East, Hillsborough County, Florida: Section 13: The E 1/4 Section 24: The N 1/2 of the NE 1/4, and the SW 1/4 of the NE 1/4, and the E 1/2 of the NW 1/4;

In Township 32 South, Range 22 East: Section 3: All, LESS the E 1/2 of NE 1/4; and LESS that part of the NE-1/4 of NW-1/4 and the NW-1/4 of NE-1/4 described as: commence at the northwest corner of said Section 3, thence proceed south 89°43'49" east, along the north line of the section, 2,369.52 feet for a POINT OF BEGINNING, thence south 66°23'36" east 975.91 feet, thence south 53°28'22" east 850.39 feet to a point on the east line of the NW-1/4 of NE-1/4 of Section 3, thence north 00°35'20" west 869.83 feet to the northeast corner of the NW-1/4 of NE-1/4 of Section 3, thence north 89°43'49" west, along the north line of the section, 1,568.47 feet to the POINT OF BEGINNING. Section 4: All. Section 5: All. Section 6: The N 1/2 of SW 1/4, and all that part lying East of State Road 39 (the Plant City Picnic Road). Section 7: All, LESS the South 850 feet of the East 350 feet of the SE 1/4 of the SW 1/4, and LESS the W 1/4 of the SW 1/4 of the SW 1/4. Section 8: All. Section 9: All. Section 10: a.) The W 1/2, and the NE 1/4, and the E 1/2 of SE 1/4, and the N 1/2 of NW 1/4 of SE 1/4. b.) (Phosphate and phosphate rock only). The S 1/2 of NW 1/4 of SE 1/4. Section 13: All. Section 14: The W 1/4; and the NE 1/4 of NE 1/4; and the north 104.35 feet of the east 208.71 feet of the NE 1/4 of SE 1/4 of NE 1/4. Section 15: All. Section 16: The S 1/2; and the NW 1/4 of NE 1/4; and the S 1/2 of the NW 1/4. Section 17: The W 1/2 of the NW 1/4 of the NE 1/4 of the NE 1/4, and the SW 1/4 of the NE 1/4 of the NE 1/4, and the N 1/2 and SE 1/4 of the NW 1/4 of the NE 1/4, and the SE 1/4 of the NE 1/4, and the E 1/4 of the SE 1/4. Section 21: All. Section 22: All, LESS the SW 1/4 of the NE 1/4. Section 23: All, LESS the NE 1/4 of the NE 1/4. Section 24: All. Section 25: All. Section 26: All. Section 27: All. Section 28: E 1/2 of SE 1/4. Section 33: All, LESS the NE 1/4 of NW 1/4 and the NW 1/4 of NE 1/4. Section 34: All. Section 35: All. Section 36: All.

All containing 26,917 acres more or less.

EXTENSION PHASE AREA

In Township: 30 South, Range 22 East, Hillsborough County, Florida:

Section 26: The N 1/2 of the SE 1/4 of the NE 1/4 and the South 1/4 of the NE 1/4 of the NE 1/4; The N 1/2 of the NW 1/4 of the SE 1/4; The South 245 feet of the West 825 feet of the SW 1/4 of the NE 1/4, and the West 15 feet of the West 825 feet of the SW 1/4 of the NE 1/4 LESS the South 245 feet.

In Township: 31 South, Range 21 East, Hillsborough County, Florida

Section 25: That part of the SW 1/4 of SW 1/4 described as begin at the northwest corner thereof, run thence east 200 feet, thence southeasterly to a point 200 feet west of the southeast corner thereof, thence west to the southwest corner thereof, thence north to the point of beginning. Section 26: the S 1/2 of SW 1/4 of NW 1/4; and the S 1/2 of SE 1/4 of NW 1/4; and the W 1/2 of SW 1/4 of SW 1/4 of NE 1/4; and the S 1/2 LESS the part of the N 1/2 of SE 1/4 described as begin 495 feet north of the southeast corner of the N 1/2 of SE 1/4, run thence west 990 feet, thence North 165 feet, thence West 165 feet, thence North 165 feet, thence west 495 feet, thence North 165 feet, thence west 330 feet, thence North 330 feet, more or less, to the North boundary of the N 1/2 of SE 1/4, thence east to the Northeast corner thereof, thence South to the point of beginning. Section 27: The SW 1/4 of NW 1/4; and the E 1/2 of NW 1/4; and the W 1/2 of SW

Mossio Fertilizer, LLC
Hillsborough County Mhes
DRI #263 Composite Development Order and Operating Permit
Approved: March 11, 2008

Page 36

$\frac{1}{4}$ of NE $\frac{1}{4}$; and the S $\frac{1}{2}$, Section 28: The E $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ LESS the south 30 feet; and the S $\frac{1}{4}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ LESS the South 30 feet; and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; and the North 50 feet of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$. Section 33: The SE $\frac{1}{4}$ of NW $\frac{1}{4}$ LESS that part thereof lying north of a dirt road (the easterly extension of Sweet Loop Road); and the E $\frac{1}{4}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$; and the S $\frac{1}{2}$ of NE $\frac{1}{4}$ LESS that part of the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ lying north of a dirt road (the easterly extension of Sweet Loop Road and the S $\frac{1}{2}$; and, the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; and The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, LESS that part lying north of Sweet Loop Road, Section 34: All. Section 35: All. Section 36: The NW $\frac{1}{4}$ of NW $\frac{1}{4}$; and the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$; and the W $\frac{1}{4}$ of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$; and the S $\frac{1}{2}$ of NW $\frac{1}{4}$; and the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$; and the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$; and the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$; and the W $\frac{1}{2}$ of SW $\frac{1}{4}$.

In Township 31 South, Range 22 East:

Section 19: The north 150 feet of the West 280 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$.

In Township 32 South, Range 21 East, Hillsborough County, Florida:

Section 4: All. Section 9: The W $\frac{1}{2}$; and the W $\frac{1}{2}$ of NE $\frac{1}{4}$; and the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$; and the W $\frac{3}{8}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$; and the NW $\frac{1}{4}$ of SE $\frac{1}{4}$. Section 13: The E $\frac{1}{2}$ of W $\frac{1}{2}$ of NW $\frac{1}{4}$; and The SW $\frac{1}{4}$; and The S $\frac{1}{4}$ of the SE $\frac{1}{4}$. Section 14: The W $\frac{1}{2}$ of NE $\frac{1}{4}$ and the West 501.88 feet of the E $\frac{1}{2}$ of NE $\frac{1}{4}$; and The SE $\frac{1}{4}$; and The W $\frac{1}{2}$, LESS the following described lands: the South 210 feet of the North 260 feet of the West 210 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; the West 315 feet of the South 210 feet of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$; the North 260 feet of the East 210 feet of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$; the North 260 feet of the West 210 feet of the East 660 feet of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$. Section 15: The S $\frac{1}{4}$ The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ The S $\frac{1}{2}$ of the NW $\frac{1}{4}$ The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 16: The W $\frac{3}{4}$ The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$. The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$. Section 22: All, LESS the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$. Section 23: All. Section 24: All. Section 25: All. Section 26: All. Section 27: All. Section 28: The SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and the S $\frac{1}{2}$. Section 33: All. Section 34: All. Section 35: All. Section 36: All.

In Township 32 South, Range 22 East, Hillsborough County, Florida:

Section 7: the W $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$. Section 16: The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and, The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, LESS the North 550 feet of the West 792 feet, and, The N $\frac{1}{4}$ of the NW $\frac{1}{4}$. Section 17: All. Section 18: The W $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, the W $\frac{1}{2}$ of SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$. Section 19: The E $\frac{1}{2}$, The SE $\frac{1}{4}$ of SW $\frac{1}{4}$, The W $\frac{3}{4}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$, The E $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$. Section 20: All. Section 22: The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$. Section 29: All. Section 30: All, LESS the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. Section 31: All. Section 32: All.

Said parcels containing 17,883 acres more or less.

1998 AMENDMENT AREA, SPIVEY, CHASTAIN, AND COLDING PARCELS:

In Township 32 South, Range 22 East, Hillsborough County Florida:

Section 14, The south $\frac{3}{4}$ of the east $\frac{1}{4}$, LESS the north 104.35 feet of the east 208.71 feet of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 23, The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; All, containing approximately 157 acres.

1998/2000 AMENDMENT AREA: REYNOLDS PROPERTY:

In Township 31 South, Range 22 East, Hillsborough County, Florida:

Section 3: The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the West 648.55 feet of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$.

Section 4: The E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the NE $\frac{1}{4}$; the N $\frac{1}{2}$ of the SE $\frac{1}{4}$; and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$. Less the following parcel: Begin at the Northeast Corner of said Section 4; thence S00°40'15"E, along the East Line of said Section 4 a distance of 595.13 feet; thence N73°26'01"W, 133.18 feet along the twenty five year flood plain line; thence N82°05'09"W, 159.23 feet; thence N82°19'48"W, 145.43 feet; thence S84°56'20"W, 60.77 feet; thence N82°03'11"W, 197.74 feet; thence N85°13'52"W, 201.36 feet; thence S84°11'03"W, 199.12 feet; thence S88°47'03"W, 203.64 feet; thence N81°02'02"W, 182.40 feet; thence N82°49'06"W, 203.69 feet; thence N52°21'44"W, 200.00 feet; thence N26°29'56"W, 98.84 feet; thence N58°45'19"W to a point on the North Boundary of said Section 4 a distance of 222.75 feet; thence N89°59'27"E along said North boundary of

Mosaic Fertilizer, LLC
 Hillsborough County Mines
 DRI #263 Composite Development Order and Operating Permit
 Approved: March 11, 2008

Page 37

Section 4 a distance of 701.18 feet; thence N89° 56'44"E, 1267.46 feet to the Point of Beginning, subject to existing road rights of way.

All containing 357 acres, more or less.

KC-BOG 5 Description

IN TOWNSHIP 31 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

Section 21:

That part described as follows: **BEGIN** at the southeast corner of said Section 21, thence N 89°08'14"W along the south boundary thereof 3300.00 feet; thence N 00°00'13"W 1320.00 feet; thence N 83°25'51"E 368.95 feet; thence N 00°00'13"W 264.00 feet; thence N 47°38'37"W 1028.52 feet; thence N 00°00'13"W 790.00 feet; thence S 89°08'14"E 2675.00 feet; thence N 82°18'34"E 1191.34 feet to a point on the east boundary of said section; thence S 00°00'13"E along said east boundary thereof 1076.54 feet to the SE corner of the NE ¼ of said section; thence S 00°00'13"E 2718.46 feet to the **POINT OF BEGINNING**.

Section 22:

All; **LESS** That part described as follows: **BEGIN** at the southeast corner of said Section 22, thence proceed west, along the south line of said section, to the southwest corner of the SE-1/4, thence north, perpendicular to said south line, 1,000 feet, thence northeasterly to a point lying 2,000 feet north and 500 feet west of the southeast corner of said Section 22, thence north parallel with the east line of the section, to a point on the north line of said Section 22, said point lying 500 feet west of the northeast corner of Section 22, thence east along said north line, 500 feet to the northeast corner, thence south along the east line of the section to the **POINT OF BEGINNING**.

AND LESS that part described as follows: **BEGIN** at the Northwest corner of said section, thence east along the north boundary thereof to a point 500 feet west of the northeast corner thereof; thence south parallel with the east boundary thereof to a point 500 feet west and 1460.17 feet south of the northeast corner of said section; thence S 89°57'34"W 3031.76 feet; thence S 01°11'52"W 165.00 feet; thence N 89°59'37"W 1815.00 feet to a point on the west boundary of said section; thence north along the west boundary thereof 1635.14 feet to the **POINT OF BEGINNING**.

Section 27:

That part of the NW ¼ described as follows: **BEGIN** at the northwest corner of said Section 27, thence S 89°59'37"E along the north boundary of said section 2345.00 feet; thence S 31°45'14"W 940.76 feet; thence N 89°59'37"W and parallel with the north boundary thereof 1701.15 feet; thence S 00°05'20"W and parallel with the east boundary thereof 1280.00 feet; thence N 89°59'37"W and parallel with the north boundary thereof 150.00 feet to a point on the west boundary of said section; thence N 00°05'20"E along the west boundary thereof 2080.00 feet to the **POINT OF BEGINNING**.

Section 28:

That part described as follows: **BEGIN** at the northeast corner of said Section 28, thence S 00°05'20"W along the east boundary thereof 2080.00 feet; thence N 89°08'14"W 1860.00 feet; thence N 00°05'20"E and parallel with the east boundary of said section 1255.00 feet; thence N 89°08'14"W 1320.00 feet; thence N 00°05'20"E and parallel with the east boundary thereof 825.00 feet to a point on the north boundary of said section; thence S 89°08'14"E along the north boundary thereof 3300.00 feet to the **POINT OF BEGINNING**.

Said Parcel Contains 775.7 acres, more or less.

Mosaic Fertilizer, LLC
 Hillsborough County Mines
 DRI #263 Composite Development Order and Operating Permit
 Approved: March 11, 2008

Page 38

BF-L-SP(8) Description

IN TOWNSHIP 31 SOUTH RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

Section 29:

Commence at the Northeast corner of said section; thence S 00°08'59"W along the east boundary thereof 1210.56 feet to the **POINT OF BEGINNING**; thence S 00° 08' 59" W along said east boundary 2014.45 feet; thence S 11° 17' 39" W 25.52 feet; thence S 11° 16' 20" W 32.27 feet; thence S 11° 18' 50" W 17.43 feet; thence S 11° 16' 59" W 42.61 feet; thence S 11° 17' 17" W 134.14 feet; thence S 11° 17' 07" W 150.99 feet; thence S 11° 17' 18" W 837.09 feet; thence S 11° 17' 12" W 442.06 feet; thence S 11° 16' 53" W 51.89 feet; thence S 11° 17' 19" W 400.07 feet to a point on the south boundary of said section; thence N 89° 47' 54" W along the south boundary thereof 2674.61 feet; thence N 56° 10' 27" W 112.96 feet; thence N 56° 10' 27" W 677.00 feet; thence N 56° 10' 22" W 176.47 feet; thence N 34° 39' 32" W 86.97 feet; thence N 34° 39' 34" W 17.85 feet; thence N 34° 39' 32" W 658.14 feet; thence N 34° 40' 44" W 25.23 feet; thence N 17° 47' 36" W 12.96 feet; thence N 17° 47' 45" W 744.04 feet; thence N 17° 47' 46" W 166.71 feet; thence N 17° 46' 52" W 24.98 feet; thence N 17° 48' 11" W 47.85 feet; thence N 17° 47' 48" W 305.00 feet; thence N 05° 35' 00" W 700.79 feet; thence N 05° 35' 34" W 83.23 feet; thence N 38° 40' 53" E 298.18 feet; thence N 36° 40' 18" E 25.99 feet; thence N 36° 40' 57" E 341.49 feet; thence N 36° 41' 04" E 37.90 feet; thence N 36° 41' 06" E 14.43 feet; thence N 41° 58' 25" E 172.71 feet; thence N 41° 58' 21" E 77.30 feet; thence N 41° 53' 08" E 2.90 feet; thence N 41° 59' 14" E 35.95 feet; thence N 34° 07' 21" E 169.37 feet; thence N 34° 08' 42" E 10.99 feet; thence N 34° 07' 06" E 28.22 feet; thence N 34° 07' 47" E 149.87 feet; thence N 34° 07' 16" E 63.24 feet; thence N 34° 07' 37" E 226.95 feet; thence N 34° 07' 47" E 268.07 feet; thence N 34° 07' 15" E 181.67 feet; thence N 34° 07' 29" E 190.77 feet; thence N 34° 09' 10" E 31.75 feet; thence S 78° 42' 54" E 45.54 feet; thence S 78° 42' 51" E 233.71 feet; thence S 78° 42' 47" E 99.97 feet; thence S 78° 42' 54" E 472.28 feet; thence S 78° 42' 30" E 66.98 feet; thence S 78° 42' 53" E 345.43 feet; thence S 78° 42' 55" E 265.20 feet; thence S 78° 41' 55" E 34.82 feet; thence S 78° 42' 45" E 35.86 feet; thence S 78° 42' 43" E 53.67 feet; thence S 78° 46' 45" E 4.13 feet; thence S 78° 42' 53" E 144.68 feet; thence S 78° 42' 11" E 31.30 feet; thence S 78° 43' 02" E 80.14 feet; thence S 68° 44' 02" E 5.79 feet; thence S 68° 46' 39" E 74.06 feet; thence S 68° 46' 47" E 491.90 feet; thence S 68° 46' 50" E 513.17 feet; thence S 68° 46' 37" E 71.65 feet; thence S 68° 46' 26" E 80.68 feet; thence S 68° 46' 43" E 241.54 feet; thence S 68° 46' 54" E 271.49 feet to the **POINT OF BEGINNING**.

Section 28:

Commence at the Northwest corner of said section; thence S 00°08'59"W along the west boundary thereof 1210.56 feet to the **POINT OF BEGINNING**; thence S 68° 46' 56" E 12.57 feet; thence S 54° 55' 18" E 28.61 feet; thence S 65° 46' 23" E 0.58 feet; thence S 54° 57' 22" E 60.43 feet; thence S 54° 57' 48" E 98.33 feet; thence S 54° 57' 49" E 107.09 feet; thence S 54° 35' 02" E 2.87 feet; thence S 07° 59' 14" W 191.67 feet; thence S 07° 59' 16" W 289.47 feet; thence S 07° 59' 41" W 27.49 feet; thence S 07° 59' 21" W 469.82 feet; thence S 07° 59' 19" W 638.92 feet; thence S 07° 59' 08" W 191.33 feet; thence S 11° 17' 38" W 48.63 feet to a point on the west boundary thereof; thence N 00° 08' 58" E along said west boundary 2014.45 feet to the **POINT OF BEGINNING**.

Section 32:

Commence at the Northeast corner of said section; thence N 89°47'54"W along the north boundary thereof 412.24 feet to the **POINT OF BEGINNING**; thence S 11° 17' 19" W 58.43 feet; thence S 11° 17' 11" W 185.13 feet; thence S 11° 17' 19" W 386.48 feet; thence S 11° 16' 43" W 83.95 feet; thence S 11° 17' 59" W 21.39 feet; thence N 78° 46' 17" W 18.72 feet; thence N 75° 44' 51" W 98.83 feet; thence N 75° 44' 50" W 129.44 feet; thence N 75° 44' 53" W 34.85 feet; thence N 75° 44' 52" W 1302.12 feet; thence N 75° 45' 09" W 49.36 feet; thence N 75° 44' 49" W 147.23 feet; thence N 75° 44' 49" W 433.17 feet; thence N 75° 44' 49" W 179.71 feet; thence N 56° 10' 50" W 97.00 feet; thence N 56° 09' 41" W 34.78 feet; thence N 56° 10' 27" W 122.13 feet to a point on the north boundary thereof; thence S 89° 47' 54" E along said north boundary 2674.61 feet to the **POINT OF BEGINNING**.

Said Parcel Containing 485.3 acres, more or less.

Mosaic Fertilizer, LLC
Hillsborough County Mines
DRI #263 Composite Development Order and Operating Permit
Approved: March 11, 2008

Page 39

DRI #263 ADDITION AREA PHASE

LEGAL DESCRIPTION

In Township 32 South, Range 21 East, Hillsborough County, Florida:

Parcel -2

Section 10: The W 1/2 of the SW 1/4 LESS the W 466 feet of the N 1,122 feet.

Parcel - 8

Section 20: The E 7/8 of SE 1/4.

Section 21: The W 1/2.

Section 28: The NW 1/4.

Section 29: The N 1/2 of the NE 1/4; the SE 1/4 of NE 1/4.

Parcel - 7

Section 21: The E 1/2.

Section 22: The NW 1/4 of the NW 1/4.

Section 28: The N 1/2 of the NE 1/4, LESS road right of way, and the SW 1/4 of NE 1/4

In Township 32 South, Range 22 East, Hillsborough County, Florida:

Parcel - 1

Section 6: Beginning at the NW corner of the NW1/4 of section 6 and proceed S89°47'54"E (Florida SPC 83-80 TMW Grid) along the north boundary of said NW1/4 a distance of 544.55 feet; thence S29°25'48"E 3053.82 feet to the south boundary of said NW1/4 of section 6; thence N89°38'37"W 2066.22 feet to the SW corner of said NW1/4 of section 6; thence N00°20'57"E 2657.57 feet to the Point of Beginning.

Parcel - 4

Section 16: The north 550 feet of the West 762 feet of the NE1/4 of NE1/4.

Parcel - 6

Section 19: The S 1/2 of the West 1/2, Less the SE 1/4 of SW 1/4 and LESS the East 1/4 of the SW 1/4 of the SW 1/4, Public Records of Hillsborough County, Florida.

Parcel - 5

Section 30: The SE 1/4 of NW 1/4.

Said parcels containing 1,540 acres, more or less.

LESS:

LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 21 EAST,
HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE
MAINTAINED RIGHT OF WAYS FOR GRANGE HALL LOOP AND STANALAND ROAD.

AND

THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 21 EAST AND THE
NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 21
EAST, LESS AND EXCEPT THAT PORTION OF SAID LANDS LYING WITHIN THE MAINTAINED
RIGHT OF WAY FOR STANALAND ROAD; AND THE SOUTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 21 EAST HILLSBOROUGH COUNTY,
FLORIDA.

LESS:

That part of Section 16, Township 32 South, Range 21 East, Hillsborough County, Florida more particularly described as follows:

Commence at the NW corner of said Section 16; thence S 00°13'07" W along the West boundary of the NW 1/4 of Section 16, a distance of 53.37 feet to the South boundary of State Road 674 according to right-of-way control survey Map Segment No. 4111333 1 and to the POINT OF BEGINNING for Parcel "A"; thence run along said South boundary the following two courses and distances; (1) thence S 89°43'52" E, 492.85 feet; (2) thence S 89°28'09" E, 3,555.26 feet to the East boundary of the NW 1/4 of the NE 1/4; thence S 00°14'45" W, along said East boundary 1,283.42 feet to the NW corner of the SE 1/4 of the NE 1/4; thence S 89°29'26" E, along the North boundary of the SE 1/4 of the NE 1/4 a distance of 1,341.56 feet to the NE corner of the SE 1/4 of the NE 1/4; thence S 00°36'40" W, along the East boundary of the SE 1/4 of the NE 1/4 a distance of 1,334.01 feet to the SE corner of the SE 1/4 of the NE 1/4; thence N 89°18'33" W, along the South boundary of the SE 1/4 of the NE 1/4 a distance of 670.64 feet to the SW corner of the E 1/2 of the SE 1/4 of the NE 1/4; thence N 00°36'18" E, along the West boundary of the E 1/2 of the SE 1/4 of the NE 1/4 a distance of 265.77 feet; thence N 87°26'08" W, 654.94 feet; thence S 70°52'28" W, 325.32 feet; thence S 84°23'23" W, 364.65 feet; thence S 77° 41'54" W, 585.12 feet; thence S 56°40'26" W, 632.78 feet; thence S 30°05'42" W, 237.55 feet; thence S 51°47'01" W, 214.65 feet to a point on the Easterly boundary of the lands described in O.R. Book 14171, Page 631 as recoded in the public records of Hillsborough County, Florida; thence run along said Easterly boundary the following seven courses and distances; (1) thence S 51°47'01" W, 302.02 feet (Grid 302.00 feet); (2) thence S 39°45'50" W, 232.09 feet (Grid 232.08 feet); (3) thence S 32°25'26" W, 252.28 feet (Grid 252.27 feet); (4) thence S 38°41'30" W, 246.65 feet (Grid 246.64 feet); (5) thence S 16° 33'21" W, 276.07 feet (Grid 276.05 feet); (6) thence S 00°37'09" E, 207.16 feet (Grid 207.15 feet); (7) thence S 10°21'44" E, 279.42 feet (Grid 279.40 feet); thence S 16°35'06" E, along said boundary 49.40 feet; thence S 82°46'53" E, leaving said boundary 775.99 feet; thence S 73°43'22" E, 809.10 feet; thence S 89°30'09" E, 256.39 feet; thence S 00°44'52" W, 105.89 feet to the South boundary of the SE 1/4 of said Section 16; thence N 89°30'09" W, along said boundary 451.04 feet to the SE corner of the SW 1/4 of Section 16; thence N 89°30'09" W, along the South boundary of the SW 1/4 a distance of 2,699.84 feet to the SW corner of Section 16; thence N 00°47'52" E, along the West boundary of the SW 1/4 a distance of 2,684.58 feet to the SW corner of the NW 1/4 of Section 16; thence N 00°13'07" E, along the West boundary of the NW 1/4 a distance of 2,599.69 feet to the POINT OF BEGINNING for Parcel "A".

Subject to the maintained Right-of-way for Grange Hall Loop Road.

ATTACHMENT E

PROPOSED AMENDED & RESTATED DEVELOPMENT ORDER

RESOLUTION R25-_____

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF HILLSBOROUGH COUNTY,
FLORIDA AMENDING THE DRI #263 COMPOSITE
DEVELOPMENT ORDER AND OPERATING
PERMIT**

Upon motion by Commissioner _____, seconded by Commissioner _____ the following Resolution was adopted by a vote of _____ to _____ with Commissioner(s) _____ voting "No."

WHEREAS, Mosaic Fertilizer, LLC is the successor in interest to Mosaic Phosphates Company, IMC Phosphates Company, IMC Agrico, and IMC Fertilizer, Inc., hereinafter referred to as "MOSF" or "Mosaic Fertilizer, LLC" or "Mosaic" or "Mosaic Fertilizer"; and

WHEREAS, the Lonesome Mine Development of Regional Impact was originally approved by the Hillsborough County Board of County Commissioners on March 21, 1974 and was subsequently amended on February 21, 1984, January 9, 1990, September 25, 1990 and May 7, 1991; and

WHEREAS, the Kingsford Mine Development of Regional Impact was originally approved by the Hillsborough County Board of County Commissioners on January 15, 1975 and was subsequently amended on March 29, 1988; and

WHEREAS, the Four Corners Mine Development of Regional Impact was originally approved by the Hillsborough County Board of County Commissioners on January 4, 1978, and was subsequently amended on April 22, 1981, May 13, 1986, January 9, 1990 and September 25, 1990; and

WHEREAS, the Lonesome Mine Operating Permit was originally issued by the Hillsborough County Board of County Commissioners on November 8, 1974 and has been subsequently amended; and

WHEREAS, the Kingsford Mine Operating Permit was originally issued by the Hillsborough County Board of County Commissioners on January 15, 1975 and has been subsequently amended; and

WHEREAS, the Four Corners Mine Operating Permit was originally issued by the Hillsborough County Board of County Commissioners on January 5, 1978 and has been subsequently amended; and

WHEREAS, on July 1, 1990, IMC Fertilizer, Inc. filed an application for development approval for a substantial deviation to the approved Lonesome, Kingsford and Four Corners

DRI and related operating permit amendments with the Hillsborough County Board of County Commissioners, pursuant to the provisions of Section 380.06, Florida Statutes; and

WHEREAS, said 1990 substantial deviation proposed, among other things, the addition of approximately 18,000 acres to form the Extension Phase, the removal of approximately 850 acres from the Lonesome Mine boundary, an addition to the mining area, a revision to the mining schedule and equipment utilization, a revision of the clay and tailing storage areas and disposal methods, an addition to the approved methods for transporting product from the plants, a revision of the employee traffic impacts, the addition of a railroad to connect the Four Corners, Lonesome and Kingsford plants, the upgrading of the Lonesome Plan operations, including wet rock loading facilities, additional floodplain crossings, and the combination of the three approved mines into a single mine for reporting purposes; and

WHEREAS, on or about March 25, 1992, IMC Fertilizer, Inc. requested that the application be divided into Phase I (the "Consolidation Phase") and Phase II (the "Extension Phase"); and

WHEREAS, on July 1, 1993, IMC Fertilizer, Inc. became IMC-Agrico (IMC-Agrico); and

WHEREAS, on July 21, 1993, the Hillsborough County Board of County Commissioners approved Resolution 93-071, the Consolidation Phase of the Hillsborough County Mines; and

WHEREAS, on March 23, 1995, the Hillsborough County Board of County Commissioners approved Resolution 95-062, the Extension Phase of the Hillsborough County Mines; and

WHEREAS, on April 25, 1996, Hillsborough County Board of County Commissioners approved the NOPC and adopted Resolution 96-120, amending the DRI Development Order, Operating Permit, and Master Mine Plan to add the Shuman Tract, approximately 35 acres; and

WHEREAS, on January 13, 1998, Hillsborough County Board of County Commissioners approved the NOPC and adopted Resolution 98-012, amending the DRI Development Order, Operating Permit, and Master Mine Plan to add the Spivey Tract, approximately 157 acres; and

WHEREAS, on September 26, 2000, Hillsborough County Board of County Commissioners approved the NOPC and adopted Resolution 00-223, amending the DRI Development Order, Operating Permit, and Master Mine Plan to add the Reynolds Parcel, approximately 357 acres; and

WHEREAS, on February 11, 2003, Hillsborough County Board of County Commissioners approved the NOPC and adopted Resolution 03-026, amending the DRI Development Order, Operating Permit, and Master Mine Plan to allow temporary trucking of tailings sand to the Tampa Bay Water Reservoir site; and

WHEREAS, on January 25, 2005, Hillsborough County Board of County Commissioners approved the NOPC and adopted Resolution 05-021, amending the DRI Development Order, Operating Permit, and Master Mine Plan to allow construction and operation of the Central Screening Station; and

WHEREAS, on March 11, 2008, Hillsborough County Board of County Commissioners approved Resolution 08-047, which added approximately 1,540 acres to form the Hillsborough County Mines Addition Area - DRI #263 (hereinafter "DRI #263 Addition Area Phase"); removed approximately 7,251.5 acres from the Lonesome and Four Corners Mine boundaries; added a mine infrastructure corridor, revised mining plans and incorporated clay settling area siting plans conceptually approved by the Environmental Protection Commission of Hillsborough County on April 26, 2005 and July 7, 2005, revised reclamation plans reflecting these changes as well as the reclamation already completed in the DRI #213 area; updated DRI #213 Development Order conditions already satisfied or no longer applicable; updated the approved methods for transporting product between the mines and plants; and updated product shipment destination points and deletion of certain destination points and route segments (hereafter "DRI #263 Composite Development Order and Operating Permit"); and

WHEREAS, on July 15, 2009, Mosaic Fertilizer, LLC filed a Notice of Proposed Change ("NOPC") and an application to amend the Operating Permit/Master Mine and Reclamation Plan for the Hillsborough County Mines Development of Regional Impact DRI #263 proposing to add approximately 75 acres of land, previously owned by Kathy Surface (hereinafter referred to as the "Surface Parcel"), to DRI #263 Composite Development Order and Operating Permit; and

WHEREAS, on August 10, 2010, the Hillsborough County Board of County Commissioners approved the NOPC and adopted Resolution R10-113, amending DRI #263 Composite Development Order and Operating Permit, and the Master Mine and Reclamation Plan to add the approximately 75 acre Surface Parcel; and

WHEREAS, per § 252.363, Florida Statutes, and by letter dated November 3, 2017, from counsel for Mosaic, as confirmed by letter from the County dated April 4, 2018, the DRI #263 Composite Development Order and Operating Permit dates were extended as follows: the Section 5 Restriction on Downzoning was extended from December 31, 2027 to December 22, 2030; the Composite Attachment A- Section III.A. Life and Timing of Development-Effective period of Development Order was extended from December 31, 2027 to December 22, 2030; the Composite Attachment A- Section III.A. Life and Timing of Development-Mining Completion Date was extended from December 31, 2018 to December 22, 2021; and Composite Attachment A- Section III.A. Life and Timing of Development-Reclamation Completion Date was extended from December 31, 2026 to December 22, 2029; and

WHEREAS, on November 14, 2018, the Hillsborough County Board of County Commissioners adopted Resolution R18-129, amending the DRI #263 Composite Development Order and Operating Permit to enable certain waste clays originating from Hardee County to be disposed in designated existing Hillsborough County clay settling areas for a specified time period; and

WHEREAS, on January 25, 2019, Tampa Electric Company (TEC), the owner of a portion of Parcel 7 of the DRI #263 Addition Area Phase, a +/- 435 acre parcel as described in the attached **Exhibit A** (hereafter, the "TEC Parcel"), submitted an application to amend the DRI #263 Composite Development Order and Operating Permit to remove the TEC Parcel from the boundaries of DRI #263

and from the DRI #263 Composite Development Order and Operating Permit; and

WHEREAS, on June 11, 2019, the Hillsborough County Board of County Commissioners adopted Resolution R19-082, amending DRI #263 Composite Development Order and Operating Permit to remove the TEC Parcel from the boundaries of said DRI; and

WHEREAS, per § 252.363, Florida Statutes, and by letter dated September 13, 2021, from counsel for Mosaic, as confirmed by letter from the County dated January 14, 2022, the DRI #263 Composite Development Order and Operating Permit dates were extended as follows: the Section 5 Restriction on Downzoning was extended from December 22, 2030 to October 9, 2032; the Composite Attachment A- Section III.A. Life and Timing of Development-Effective period of Development Order was extended from December 22, 2030 to October 9, 2032; the Composite Attachment A- Section III.A. Life and Timing of Development-Mining Completion Date was extended from December 21, 2021 to October 9, 2023; and Composite Attachment A- Section III.A. Life and Timing of Development-Reclamation Completion Date was extended from December 22, 2029 to October 9, 2031; and

WHEREAS, on November 7, 2023, the Hillsborough County Board of County Commissioners adopted Resolution 23-095, amending the DRI #263 Composite Development Order and Operating Permit to extend the time period in which certain waste clays originating from Hardee County may be disposed in designated existing Hillsborough County clay settling areas; and

WHEREAS, per § 252.363, Florida Statutes, and by letter dated November 11, 2024, from counsel for Mosaic, as confirmed by letter from the County dated December 23, 2024, the DRI #263 Composite Development Order and Operating Permit dates were extended as follows: the Section 5 Restriction on Downzoning was extended from October 9, 2032 to July 16, 2036; the Composite Attachment A- Section III.A. Life and Timing of Development-Effective period of Development Order was extended from October 9, 2032 to July 16, 2036; the Composite Attachment A- Section III.A. Life and Timing of Development-Mining Completion Date was extended from October 9, 2023 to July 15, 2027; and Composite Attachment A- Section III.A. Life and Timing of Development-Reclamation Completion Date was extended from October 9, 2031 to July 15, 2035; and

WHEREAS, on December 4, 2024, Keesai Farms, LLC (“Keesai”), the owner of parcel 088895.0050 (“Keesai Parcel”) of the DRI #263 submitted an application to amend the DRI #263 Composite Development Order and Operating Permit to remove the Keesai Parcel from the boundaries of DRI #263 and from the DRI #263 Composite Development Order and Operating Permit; and

WHEREAS, it is the intent of the Hillsborough County Board of County Commissioners that except for the amendments specified herein, previous DRI and Operating Permit approvals and conditions set forth in prior development orders shall remain in full force and effect; and

WHEREAS, the Hillsborough County Board of County Commissioners, as the governing body of the local government having jurisdiction pursuant to Section 380.06(7), Florida Statutes, is

authorized and empowered to consider proposed changes to approved Developments of Regional Impact pursuant to standards and procedures in the Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County and the Hillsborough County Land Development Code; and

WHEREAS, the public notice requirements of the Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County and the Hillsborough County Land Development Code, have been satisfied; and

WHEREAS, the Hillsborough County Board of County Commissioners has solicited, received and considered reports, comments and recommendations from interested citizens and local agencies; and

WHEREAS, the Hillsborough County Board of County Commissioners on _____ 2025, held a duly noticed public hearing on said application, as required by Hillsborough County Land Development Code Section 8.02.07, and has heard and considered testimony and reviewed documents and evidence received thereon.

NOW, THEREFORE, BE IT RESOLVED THIS ____ DAY OF _____ 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, DRI #263 COMPOSITE DEVELOPMENT ORDER AND OPERATING PERMIT IS HEREBY AMENDED BY ADDING THE FOLLOWING FINDINGS OF FACT AND CONDITIONS, WITH THE BALANCE OF THE ADOPTED DEVELOPMENT ORDER AND OPERATING PERMIT REMAINING IN EFFECT IN ITS ENTIRETY.

SECTION 1. FINDINGS OF FACT:

- A. Keesai Farms, LLC is the owner of the Keesai Parcels as described in **Exhibit A**. The authorized agent for Keesai is Keenan Baldwin, P.O. Box 23787, Tampa, FL 33623.
- B. The Keesai Parcel consists of area listed as “Preserved” and “Not planned to be Mined” on the Map H Mine Plan of DRI #263. No mining activities have occurred, nor are planned or contemplated, on the Keesai Parcel.
- C. The removal of the Keesai Parcel from the boundaries of DRI #263 and from the DRI #263 Composite Development Order and Operating Permit will not affect the mining or reclamation of the remaining DRI #263 lands.

SECTION 2. CONCLUSIONS OF LAW AND CONDITIONS:

- A. Based on the above findings of fact, the Board of County Commissioners hereby approves the proposed amendment to the DRI #263 Composite Development Order and Operating Permit, removing the Keesai Parcel from the boundaries of DRI #263 and from the DRI #263 Composite Development Order and Operating Permit.

- B. The revised legal description for the DRI #263, reflecting the removal of the Keesai Parcel, is attached as **Exhibit B**, and incorporated into this Resolution by reference.
- C. A revised Map H, dated December 4, 2024, is set forth in **Exhibit C**, and a revised Map 38-H-6, dated December 4, 2024, is set forth in **Exhibit D**, both reflecting the removal of the Keesai Parcel, and these revised maps are incorporated into this Resolution by reference and shall replace the existing Map H and Map 38-H-6 in the DRI #263 Composite Development Order and Operating Permit.
- D. Except as amended in this Resolution, the approvals and conditions set forth in the DRI #263 Composite Development Order and Operating Permit, as amended, shall continue in full force and effect as previously approved.
- E. The changes approved in this Resolution are consistent with the Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County, the Hillsborough County Land Development Code, and Section 380.06(7) Florida Statutes.

SECTION 3. ADMINISTRATION:

- A. The Ex Officio Clerk of the Board of County Commissioners shall send copies of this Resolution, by certified mail, within thirty (30) days following the effective date hereof, to Keesai and MOSFTEC and the Tampa Bay Regional Planning Council.
- B. A notice of adoption of this Resolution shall be recorded by ~~TECK~~Keesai in the public records of Hillsborough County, Florida.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, ~~Pat Frank~~Victor D. Crist, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a Resolution adopted by the Board at its regular meeting of _____ 2025 , as the same appears of record in Minute Book _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of _____, 2025.

~~PAT FRANK~~VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

APPROVED BY COUNTY ATTORNEY
As to Form and Legal Sufficiency

By: _____
Sr. Assistant County Attorney