PETITION FOR SPECIAL PERMIT TO THE BOARD OF COUNTY COMMISSIONERS HAMILTON COUNTY

Petition by White Springs Agricultural Chemicals, Inc., an indirect subsidiary of Nutrien Ltd. for a Special Permit under Section 14.7.2 of the Hamilton County Land Development Regulations.

SECTION TO BE COMPLETED BY APPLICANT

INFORMATION CONCERNING TITLE HOLDER (S) AND AGENT:

Name of Title Holder(s): White Springs Agricultural Chemicals, Inc. An indirect subsidiary of Nutrien Ltd.						
An indirect subsidiary of Nutherr Ltd.						
Address: <u>15843 SE 78th Street, White Springs, FL 32096</u> Phone: <u>(386) 397-8101</u>						
						
Do any other persons have any ownership or interest in subject property? Yes X No If Yes, list such persons: Please see Table III-1 of the concurrently submitted Master Mining Plan Amendment (2022 MMPA).						
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Title Holder's Representative, if applicable: <u>Jeffrey Joyce, General Manager</u>						
Address: <u>15843 SE 78th Street, White Springs, FL 32096</u> Phone: <u>(386) 397-8101</u>						
A Special Permit is requested in conformity with the Land Development Regulations to permit a <u>phosphate mining operation</u> on the property described below and in conformity with the site plan provided in the <u>2001 MMPA</u> , <u>2005 MMPA</u> , <u>2012 MMPA</u> , <u>2017 MMPA(and the updated maps included in the concurrent 2022 MMPA)</u>						
Interest in the defication 2022 William 71						
LOCATION AND USE: See the updated Map VI-9 of the 2022 MMPA						
Size of Property in Acres or fractions thereof: Approximately 14,761 acres						
Present use: Agricultural/silvicultural						
(commercial, industrial, residential, agricultural, etc.)						
Future Land Use Plan Map Category: <u>Agricultural – 1, Agricultural – 4</u>						
Zoning District: Agricultural – 1, Agricultural – 4						
ACTIONS BY APPLICANT ON PROPERTY:						
A previous special permit petition:						
was made with respect to these premises						

Dates Notice Published:

(1) _____ (2) ____

Newspaper: _____

Date of Board of County Commissioners

Board of County Commissioners Decision:

Public Hearing:

NOTICE TO APPLICANTS FOR SPECIAL PERMITS

- 1. The following is required to be submitted along with the Petition for a Special Permit:
 - a. site plan at an appropriate scale showing proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas and refuse and service areas, and required yards and open spaces:

Not Applicable.

b. plans showing proposed locations for utility hook-ups (if applicable):

Not Applicable.

c. plans for screening and buffering with reference as to type, dimensions, and character:

Not Applicable.

d. proposed landscaping:

Not Applicable.

e. proposed signs and lighting, including type, dimensions, and character.

Not Applicable.

2. The site plan must contain any additional requirements for consideration of the Special Permit as provided within the Land Development Regulations.

Mining and reclamation activities within the areas referenced in this Application are described in detail in the 2022 Master Mining Plan Amendment, which is submitted concurrently with this Petition for a Special Permit.

3. Site plan must include or be accompanied by any additional information requested by the County.

Site plans are provided in a series of maps included in the 2022 MMPA. If necessary, additional information will be provided upon request.

APPLICATION FOR SPECIAL PERMIT

1. Each Applicant/Operator must apply for, and obtain approval for, a Special Permit prior to beginning any mining or pre-mining operations, and within six (6) months of approval of any Master Mining Plan. All applications for Special Permits shall contain the information provided below and shall demonstrate consistency with the Master Mining Plan and substantive standards herein.

WSA is pleased to submit this Special Permit application for incorporation with the Hamilton County Master Mining Plan Amendment (2001 MMPA) for the WSA Hamilton County Mine. This Special Permit application has been prepared to address WSA request for the following:

- Addition of four reclamation units PCS-HC-HC (13), PCS-HC-RCS (18), PCS-HC-RCS (19), and PCS-HC-RCS (20) for a total of 988 acres;
- changes in the scheduling of mining and reclamation activities; and,
- modifications to the post-reclamation land use and hydrologic characteristics of portions of the mine site.

In addition, WSA wishes to request a Renewal to the Special Permit for the Hamilton County Mine (Special Permit 03-1) which was approved by the Hamilton County Board of County Commissioners on February 2005 and was last renewed on May 2019.

A. All new or additional information obtained by the Applicant since the submission of the Master Mining Plan application that is reasonably necessary for the evaluation of a Special Permit application under the provisions of this Section, including an identification of the location and approximate boundaries of each proposed mining unit as an area identified for actual mining operations.

The locations and boundaries of the proposed mining units are the same as those referenced on maps provided in the 2022 MMPA, which is submitted concurrently with this Special Permit application.

B. A summary description of all necessary applications to, and all legally required permits and approvals (including waivers, variances, and special permit conditions) from, federal and state agencies, copies of which shall be provided to the County upon request.

Federal Permits

Activities within certain wetland areas under federal jurisdiction were approved by the U.S. Army Corps of Engineers (ACOE) in Permit No. 84B-4652, issued on October 7, 1987, and expiring on October 7, 2002. This permit has been updated by two interim modifications to the permit. In 2003 federal and state authorities issued their respective permits and approvals for the continuation of mining as detailed in the 2001 MMPA and Special Permits 03-1 and 96-4. The ACOE issued Department of the Army permit on July 11, 2003 and the FDEP issued a Wetland Resource Permit on March 31, 2003. The following is a listing of the 14 sites incorporated into the Wetland Resource Permit application, as shown on **Figure III-1** of the 2001 MMPA.

- 1) Upper Camp Branch 11) Long Branch 2) Lower Camp Branch 12) Section 27 To
- 2) Lower Camp Branch 12) Section 27-T1N-R16E Wetland
- 3) Hunter Creek Tributary 13) Hogan's Branch
- 4) Jerry Branch 14) Lower Sugar Creek
- 5) Upper Sugar Creek 15) Ratliff Creek 9) McCallum Bay 16) Swift Creek
- 10) Section 15 Wetland 17) Section 14-T1S-R14E Tributary

A Works in the Waters of Florida for Wetland Resource Alterations (Dredging and Filling) was filed with the FDEP for the Loncala area which was not covered in the previous Wetland Resource Permit and Army Corps of Engineers Permit. That application was

filed with the FDEP covered wetlands subject to specific FDEP (Florida Department of Environmental Protection) permitting requirements as hydrologically connected to waters of the state, 1,155 ± acres contained in the WSA Loncala project area. For the purpose of this project, there were approximately 512 acres of wetlands, which were considered to be "FDEP" jurisdictional. Permit 0144913-021 was issued on November 30, 2012.

State Permits

Portions of the acreage proposed for mining are located within the Florida Department of Environmental Protection's (FDEP's) jurisdictional wetland areas, as noted on the updated **Map VI-6** included in the 2004 MMPA. FDEP Wetland Resource Management Permits have been issued for four areas:

1)	Roaring Creek	(Permit No. 241089309)			
2)	Cabbage Head	(Permit No. 241341589)			
3)	Green Area	(Permit No. 241341609,	superceding	and	incorporating
		Permit No. 240579989)			_
4)	Swift Creek	(Permit No. 241341569)			

With the issuance of the Wetland Resource Permit the permits for Roaring Creek, Cabbage Head and Swift Creek were rolled into WRP Permit No. 0144913-003. The Green Area Reclamation Wetland has been released and was therefore not rolled into WRP 0144913-003. The Suwannee River Water Management District (SRWMD) does not require a permit for mine reclamation activities, electing to defer to the FDEP's Mining and Mitigation.

C. A detailed description of changes, if any, to the environmental monitoring plan submitted in accordance with Parts 5Bh and 9C.

Environmental monitoring plans at the Hamilton County Mine are conducted in accordance existing permits issued by the U.S. Environmental Protection Agency (EPA), FDEP and SRWMD. No changes are proposed for the existing environmental monitoring plans discussed in the 2017 MMPA. The active permits are incorporated in the life-of-mine Wetland Resource Permit referenced above.

D. Effective plans for spill notification, containment, and safety plans for the clay settling ponds, and water recirculation systems addressing such issues as inspection schedules, spill notification procedures, maintenance of warning systems, auxiliary water supply systems, water treatment procedures, hurricane

preparedness procedures, and clean-up responsibilities. A site security plan including necessary access restrictions shall also be provided.

WSA maintains a Comprehensive Emergency Management Plan (CEMP) for spill notification and containment, clay settling ponds, and water recirculation systems, in accordance with applicable regulatory and permitting requirements. As part of the CEMP, periodic drills are conducted with Hamilton County Emergency Management personnel. As outlined in the CEMP, access to the site during mining operations will be controlled for safety reasons. Access will be limited by employee and security officer patrols and by posting warning signs.

The inspection schedules, water recirculation system, and maintenance of warning systems relating to the hydraulic placement of sand tailings will meet and/or exceed the Best Management Practices (BMP) agreement signed by PCS and the FDEP on February 9, 1998. All surface waters will be controlled internally and routed to approved NPDES discharge points.

E. Copies of engineering specifications and drawings submitted in support of applications to the Department of Environmental Protection for permits under Chapter 62-672, F.A.C., for dams, dikes or water control structures associated with mining and mining operations.

All active clay settling area embankments meet the standards of the Phosphate Dam Embankment Rule (Chapter 62-672, F.A.C.) or its predecessor (Chapter 17-9, F.A.C.). Design drawings, geotechnical reports and permit documents are available for review in WSA and the FDEP's offices.

F. Updated evidence of financial responsibility as required by this Ordinance.

Please refer to the information provided in Part 5.B.m.(2) of the 2022 MMPA and the 2020 Annual Report submitted to Hamilton County on April 14, 2021.

G. Information, documentation, site plans or studies demonstrating that applicable mining standards and reclamation standards, as set forth in Part 7 of this Ordinance, will be complied with.

Information and documentation relating to compliance with applicable mining and reclamation standards is provided in various sections of the 2022 MMPA. All pre-mining, mining and reclamation activities (mining operations) will conform to the standards listed in Section 14.7.2, Part 7 of the Hamilton County Land Development Regulations.

H. The fee required for a Special Permit Application, as prescribed hereunder.

The appropriate fee was provided.

I. The Applicant shall have a continuing obligation to update its permit application with all pertinent new information until permit issuance.

WSA understands and agrees to the obligation to update its permit application until

permit issuance.