



AGENDA

Planning and Zoning Board

PUBLIC HEARING/REGULAR MEETING

April 3, 2025, at 6:00 PM

**COMMISSIONER CHAMBERS, 412 WEST ORANGE STREET, ROOM 102,
WAUCHULA, FL 33873**

BOARD MEMBERS

Chairman Cody Gullatt
Vice-Chairman Roger Conley
Kenny Futch
Glenn Bergens
Michael Burch
Daniel Cisneros
Lesley S. Bateman
School Board Member District IV Marie Dasher
School Board Member District V Mark Gilliard - Alternate
Community Development Director Todd Miller
Planner Technician Jorden Eisenstein

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE, FOLLOWED BY THE INVOCATION**
- 3. APPROVAL OF THE AGENDA**
- 4. NOTICE OF PUBLICATION**
- 5. MINUTES FOR APPROVAL**
- 6. NOTICE OF BOARD EX-PARTE COMMUNICATION**
- 7. PLANNING AND ZONING BOARD GENERAL RULES OF PROCEDURE**
- 8. APPOINTMENTS**

A. Planning and Zoning Public Hearing Minutes for March 6, 2025

- A. **Agenda Item No. 25-24**, Nekita Austin, as property owner, is requesting a Variance to reduce the front and rear setbacks on a 3,920.4 sf parcel located in the R-3 (Multifamily Residential) district, Town Center Future Land Use category to accomadate a replacement single-family home after the exisiting structure was severely damanged during Hurrican Ian, as part of the Rebuild Florida program.

RECOMMENDED ACTION: Motion to recommend APPROVAL or DENIAL

- B. **PRESENTATION OF MOSAIC 2023-2024 ANNUAL REPORT**

Presentation by:

Deb Butler, Hardee County Mining Coordinator

MOSAIC STAFF:

Introductions - Russell Schweiss- Senior Director Land & Resource Managment
Financial Review - Marilyn Catala - Senior Financial Analyst, Corporate Accounting
Reclamation Activities - Gary Blitch - senior Manager, Reclamation; Keith Hancock - Supervisor,
Reclamation; Zachary Hutchins - Suprvisor, Reclamation; Lisa Lannon - Superintendent, Reclamation
Community Relations Update - Morgan Odum - Public Affairs

RECOMMENDED ACTION: Motion to recommend APPROVAL or DENIAL of the Mosaic 2023-2024 Annual Reports

9. ADJOURNMENT



Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: April 3, 2025

SUBMITTED BY: Jorden Eisenstein, Community Development Department

ITEM TYPE: Minutes for Approval

AGENDA SECTION: MINUTES FOR APPROVAL

SUBJECT: Planning and Zoning Public Hearing Minutes for March 6, 2025

SUGGESTED ACTION:

ATTACHMENTS:
[03.06.25 PZ Meeting Minutes.docx](#)



MINUTES

Hardee County Planning and Zoning Board

PUBLIC HEARING

March 6, 2025, at 6:00 PM

**COMMISSION CHAMBERS
412 W. ORANGE STREET, ROOM 102,
WAUCHULA, FL 33873**

Hardee County Planning and Zoning Board
March 6, 2025

1. CALL TO ORDER

Attendee Name	Title	Status
Cody Gullatt	Chairman	Present
Roger Conley	Vice-Chairman	Present
Daniel Cisneros	Board Member	Absent
Kenny Futch	Board Member	Absent
Glenn Bergens	Board Member	Absent
Lesley Bateman	Board Member	Present
Michael Burch	Board Member	Present
Marie Dasher	School Board Member District IV	Absent
Mark Gilliard	School Board Member District V	Absent
Todd Miller	Community Development Director	Present
Jorden Eisenstein	Planning Technician	Present

Chairman Gullatt called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA

Chairman Gullatt called for a motion to approve the Agenda.

Motion Vice-Chairman Conley and second by Board Member Bateman

Motion carried unanimously.

Ayes- Gullatt, Conley, Bateman, and Burch.

4. NOTICE OF PUBLICATION

Planning Technician Eisenstein announced:

- The meeting was advertised in *The Herald Advocate* on Feb. 20, 2025.

5. MINUTES FOR APPROVAL

- A. Planning and Zoning Board Meeting Minutes of 12/05/2024.

Chairman Gullatt called for a motion to approve the Planning and Zoning Meeting Minutes of 12/05/2024

Motion by Board Member Bateman and second by Vice-Chairman Conley.

Motion carried unanimously.

Ayes- Gullatt, Conley, Bateman, and Burch.

6. APPOINTMENTS

Hardee County Planning and Zoning Board
March 6, 2025

- A. **Agenda No. 25-21**, from Square D Ranch LTD LLP, is requesting a Waiver from ULDC Section 9.11.04(2)(A) to allow for the creation of a parcel of land that would not meet the minimum lot width requirements in A-1 zoning district, Agricultural Future Land Use category.

Community Director, Todd Miller, being sworn, entered the staff report into the record and recommended Denial based upon the requirements of Section 9.11.04.

Chairman Gullatt called for Board Members comments:

The Board had some questions.

Community Development Director and property owner, John Daniels, being sworn, answered questions:

Board Member Burch:

- If they need 200ft of road frontage what is the measurement being proposed?
 - Community Development Director, Todd Miller: The eastern half would have no public road frontage but would have continued shared access via the existing easement that lies along the northern property line.

Chairman Gullatt:

- What makes this parcel unique from the surrounding parcels? I see the southern adjacent parcel, just below the applicant's that is similar in size, so I assume there are structures there which gives it some land value, but what makes this property different?
 - Community Director, Todd Miller: I know the larger parcel, with 'access point one', there are structures on that property but that would be a better question for the property owner if you'd like to have him come up.
 - Property owner, John Daniels: I have a home on our ranch, located on 1790 Moffitt Rd, which is approximately 1150 acres with 3 access points. It is my intention to sell our ranch manager, Brice Burnett, the 40 acres adjacent to Dallas McClellan Rd to build a home. Turns out after discussing the idea, we learned later on, through the Planning and Zoning staff, that we would still have to maintain 200ft of road frontage for the eastern 40 acres. Essentially, Mr. Burnett and I made a deal for 30-35 acres less the 200ft along the north line, but eventually he would like to buy the full 40 acres, the rest of the 200ft. In the future, we don't want him to have issues with getting permits in the because of the lack of road frontage for the eastern 40 acres, so we've complied with everything for now. I don't need the 200ft and it makes more sense, for me, to just give the ranch manager the full 40 acres (the western half). I mainly use the access from Moffitt Road anyway, and he will be able to build his home and be closer to the ranch. The requirement to maintain 200 ft of frontage for the eastern 40 acres just doesn't make sense to me.

Hardee County Planning and Zoning Board
March 6, 2025

- The proposed parcel, that would be land locked, is there any way to incorporate it into his other parcels.
 - Community Director, Todd Miller: We did consider that, but although there are other access points, none of them have 200ft of road frontage.
- As far as the access easement that is there, it is not part of that parcel, but part of the parcel to the east, right?
 - Community Director, Todd Miller: Correct.

Vice-Chairman Conley:

- Where, on the map, is the access from Dallas McClellan Rd?
 - * applicant explains where all their access points are for the ranch and the current shape of the subject parcel. John Daniels also explains, in greater detail, the agreement he made with the buyer, and the reasoning behind the request for the Waiver.

*Todd Miller adds, an explanation of the map that outlines the subject parcel as well as the full scale of the entire Ranch, comprised of several parcels and 3 access points, while the subject parcel is 80 acres with over 1000 ft of road frontage.

- What if you split the parcel the other way, horizontally, would it have enough road frontage?
 - Community Director, Todd Miller: Correct.

*The applicant, county staff and the Planning and Zoning Board discuss the reasoning for the required 200ft of road frontage, the possible future repercussions of creating a landlocked parcel and the benefits of a Waiver before making a motion with an added condition.

Chairman Gullatt called for Public Comments:

- *Let the record show none.*

Chairman Gullatt called for a Motion regarding Agenda 25-24.

Motion to APPROVE by Board Member Burch and second by Board Member Bateman on Agenda No. 25-24 with the added condition that the access easement be included in the legal description of the eastern 40 acres.

Motion carried unanimously.

Ayes – Ayes- Gullatt, Conley, Bateman, and Burch.

10. ADJOURNMENT

With no further business, the meeting adjourned at 6:37 p.m.

Hardee County Planning and Zoning Board
March 6, 2025

X

Gullatt Cody, Chairman
Planning and Zoning Board



Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: April 3, 2025

SUBMITTED BY: Jorden Eisenstein, Community Development Department

ITEM TYPE: Appointment

AGENDA SECTION: APPOINTMENTS

SUBJECT: **Agenda Item No. 25-24**, Nekita Austin, as property owner, is requesting a Variance to reduce the front and rear setbacks on a 3,920.4 sf parcel located in the R-3 (Multifamily Residential) district, Town Center Future Land Use category to accomadate a replacement single-family home after the exisiting structure was severly damamged during Hurrican Ian, as part of the Rebuild Florida program.

SUGGESTED ACTION:

RECOMMENDED ACTION: Motion to recommend APPROVAL or DENIAL

ATTACHMENTS:
[STAFF REPORT.docx](#)



COMMUNITY DEVELOPMENT DEPARTMENT
110 South 9th Avenue ---- Wauchula, FL 33873
Telephone: (863) 767 1964

STAFF REPORT

Request for Variance

Agenda No: VAR 25-24

Request: Request for a Variance to reduce the front and rear setbacks from 30' to 24.05' at the front property line, and from 20' to 13.18' at the rear property line on a 3,920.4 sf, parcel zoned R-3 (Multifamily Residential) in the Town Center Future Land Use Category.

Property Owner/Applicant: Nekita Austin
c/o Sarah Maier with Rebuild Florida
522 Will Duke Rd
Wauchula, FL 33873

Location: 522 Will Duke Rd, Hardee County
Located on the south side of Will Duke Road, between Martin Luther King Jr Ave and Mowatt Street

Parcel Identification: 15 34 25 0830 00016 0002

Site Size: 3,920.4 sf (0.09 +/- acres)

Existing Zoning/Land Use: R-3 (Multifamily Residential) zoning/Town Center FLU

Surrounding Zoning/Land Use: All adjacent properties: R-3 (Multifamily Residential) zoning/Town Center FLU

Subject Property History

The subject R-3 zoned parcel of land was created prior to the adoption of the 1996 Unified Land Development Code, via an approved subdivision plat known as Magnolia Manor, and therefore qualifies as a lot of record, not meeting the minimum 7500 sq size and 75' of lot width of the R-3 zoning district. Specifically, the subject property measures approximately 80 +/- feet deep and 50 +/- feet wide. However, at 80' in depth and requiring a 30' front setback and a 20' rear setback means the property has a small (30' x 36') buildable area.

The current request to replace the building is coming as a result of the severe damage the structure suffered during Hurricane Ian, which qualifies the applicant for the Hurricane Ian Rebuild Florida Program to assist with the replacement of the home.

Procedural Background

Under Section 11.03.00 of the Hardee County Unified Land Development Code (ULDC), variances are reviewed based on the criteria outlined in Section 11.03.00 (B).

Staff Analysis

The criteria for review and staff's analysis are as follows:

01. *Special conditions or circumstances exist that are particular to the land or structure involved and is not applicable to other lands or structures in the same land use classification.*

Staff Response: As referenced above, the subject property qualifies as a Lot of Record. However, because the property is only 80' in depth and 50' wide, none of the Rebuild Florida model homes can fit on the lot and meet the required 30' front and 20' rear setbacks.

The current request to replace the building comes from the severe damage the structure suffered during Hurricane Ian. The property owners have worked with Rebuild Florida to assist with the replacement of the home.

02. *The special conditions and circumstances do not result from the actions of the applicant.*

Staff Response: The applicant requires the replacement home due to the impacts of Hurricane Ian, an Act of God beyond their control. In addition, the size of the lot was created long before the current owners owned the property.

03. *The requested Variance, if approved, will not confer on the Applicant any special privilege that is denied by the provisions of this code to other lands or structures in the same land use classification.*

Staff Findings: The construction of a small, replacement home is a right enjoyed by other lands in the same zoning and land use classification (Multifamily Residential).

04. *Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the identical land use classification and will constitute an unnecessary and undue hardship on the applicant.*

Staff Findings: Literal interpretation of the provisions of the Code with regards to required setbacks limit the ability to rebuild on the lot, and could qualify as an undue hardship.

05. *That the variance granted is the minimum variance that will make possible a reasonable use of the property.*

Staff Findings: The variance request (5.95' reduction on the front, 6.82' reduction on the rear) is the least amount of setback reduction required to fit the replacement home on the subject lot of record.

06. *That granting the variance will be in harmony with the general intent of the Code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Staff Response: The surrounding area is comprised of a variety of lot sizes as part of the Magnolia Manor Subdivision, approved in 1928. As such, the replacement of the home with another small, single-family structure will not be inconsistent or otherwise injurious to the neighborhood.

Conclusion:

Pursuant to the review and analysis of the above-cited standards staff finds that approval of a variance to Table 3.03.00(C) to reduce the minimum front yard setback from 30' to 24.05', and to reduce the minimum rear yard setback from 20' to 13.18' is consistent with the intent of the Hardee County Unified Land Development Code and the Hardee County Comprehensive Plan.

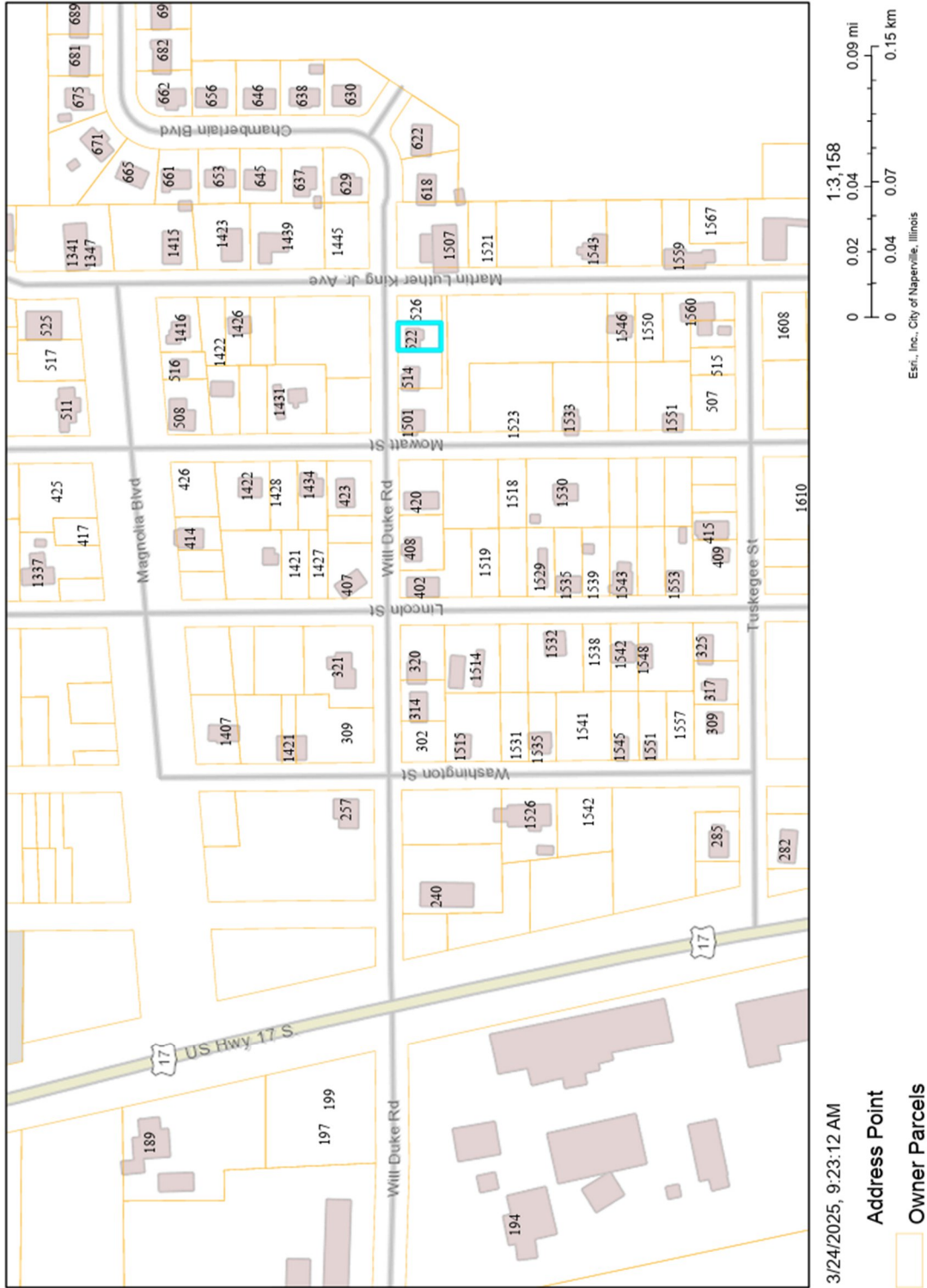
Recommendation:

Staff recommends **APPROVAL** to the Planning/Zoning Board of VAR-25-24 to reduce the front and rear setbacks from 30' to 24.05' at the front property line, and from 20' to 13.18' at the rear property line on a 0.09 +/- acre parcel zoned R-3 (Multifamily Residential) in the Town Center Future Land Use Category to accommodate a new, replacement home for the property owner.

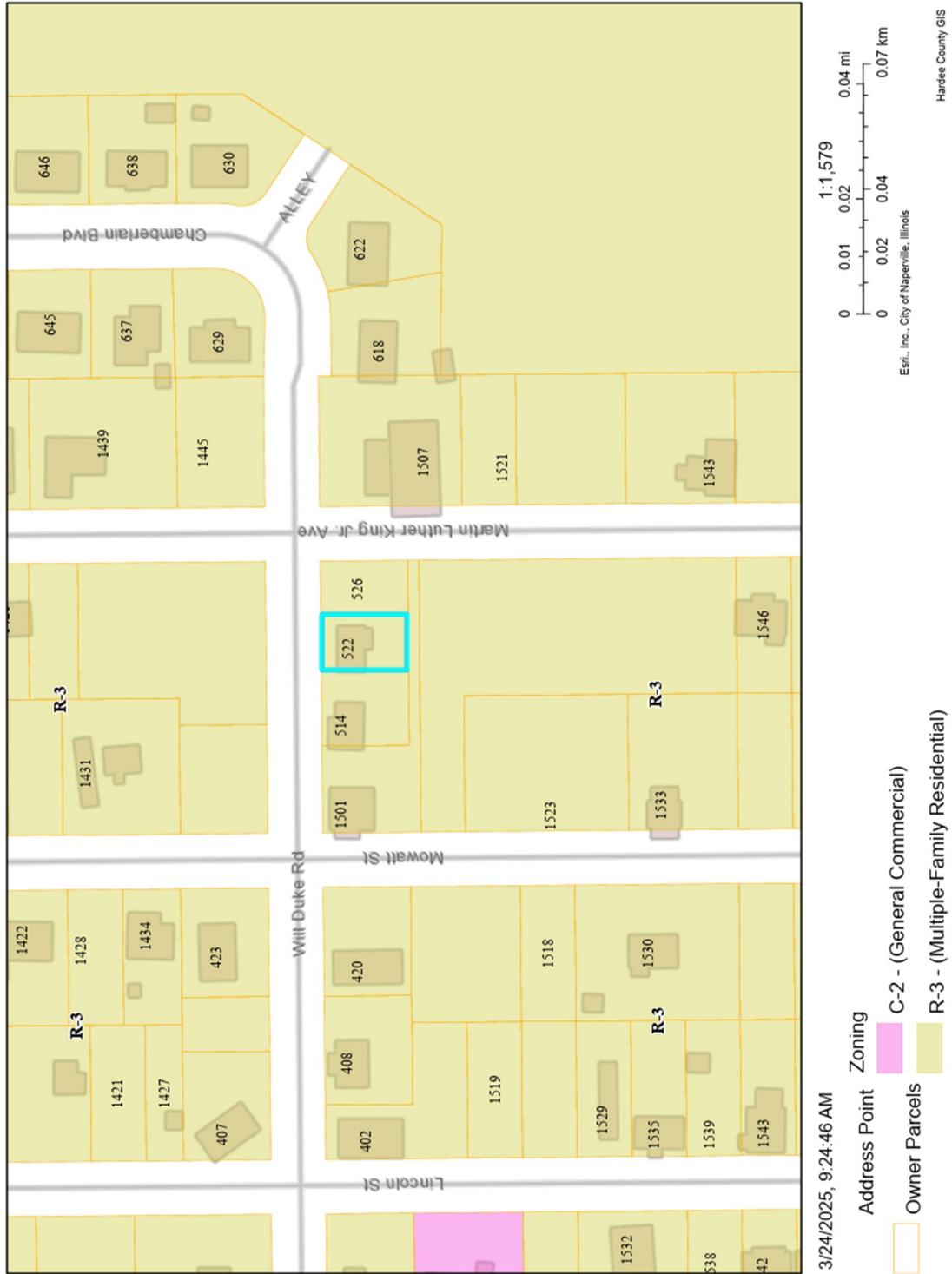
Attachments: Location Map
 Zoning Map
 FLU Map
 Aerial Map

HARDEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT – AUSTIN – 522 WILL DUKE RD

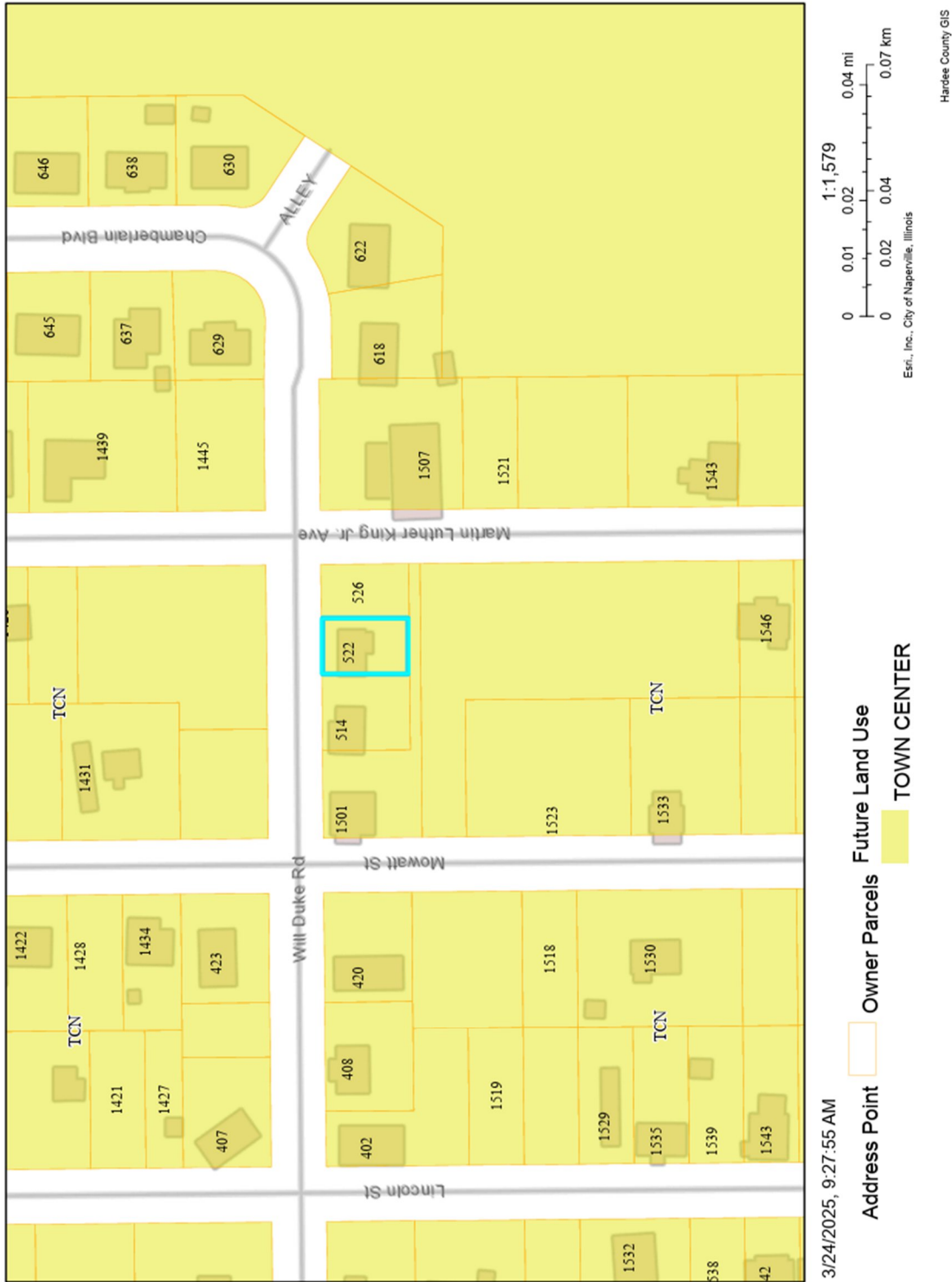
522 Will Duke Rd -- Location Map



522 Will Duke Rd -- Zoning Map



522 Will Duke Rd -- FLU Map



522 Will Duke Rd -- Aerial Map





Item Cover Page

PLANNING AND ZONING BOARD AGENDA ITEM REPORT

DATE: April 3, 2025

SUBMITTED BY: Jorden Eisenstein, Mining Department

ITEM TYPE: Appointment

AGENDA SECTION: APPOINTMENTS

SUBJECT: PRESENTATION OF MOSAIC 2023-2024 ANNUAL REPORT

Presentation by:
Deb Butler, Hardee County Mining Coordinator

MOSAIC STAFF:

Introductions - Russell Schweiss- Senior Director Land & Resource Managment
Financial Review - Marilyn Catala - Senior Financial Analyst, Corporate Accounting
Reclamation Activities - Gary Blitch - senior Manager, Reclamation; Keith Hancock - Supervisor, Reclamation; Zachary Hutchins - Suprvisor, Reclamation; Lisa Lannon - Superintendent, Reclamation
Community Relations Update - Morgan Odum - Public Affairs

SUGGESTED ACTION:

RECOMMENDED ACTION: Motion to recommend APPROVAL or DENIAL of the Mosaic 2023-2024 Annual Reports

ATTACHMENTS:

[DOC032625.pdf](#)



STAFF REPORTS

for
Mosaic Fertilizer, LLC
2023-2024
Annual Reports

April 2025

**BOARD OF
COUNTY
COMMISSIONERS****TIM WELLS**
DISTRICT 1**NOEY FLORES**
VICE CHAIR, DISTRICT 2**DONALD CHANCEY**
DISTRICT 3**RUSSELL MELENDY**
CHAIR, DISTRICT 4**KENNY MILLER**
DISTRICT 5**DEB BUTLER**
MINING COORDINATOR**CARRIE EDENFIELD**
PERMITTING SPECIALIST II**MAILING ADDRESS**
220 S 9th Ave
Wauchula, FL 33873**PHONE**
863-773-0136**WEBSITE**
hardeecountyfl.gov

To: Todd Miller, Community Development Director
From: Deb Butler, Mining Coordinator
Subject: Mosaic Fertilizer, LLC 2023-2024 Annual Reports
Date: March 21, 2025

Mosaic has submitted the 2023-2024 annual reports for the reports listed below as required by Section 13.03.05.C of the Hardee County Unified Land Development Code.

- Fort Green Mine Southern Reserves
- Fort Green and Payne Creek Mine Extension
- Fort Meade Mine North Hardee Extension
- North Pasture
- South Fort Meade Mine
 - South Fort Meade Mine – Hardee County
 - South Fort Meade Mine – Hardee County – Eastern Reserves
 - South Fort Meade Mine – Eastern Extension
- Ona Mine
- South Pasture

Please find the Mining Department staff reports attached. On the inside of the back cover is a USB flash drive with the submitted reports in electronic format.

The reports have been reviewed by Hardee County Mining Department staff and county legal consultants from the GrayRobinson law firm. After revisions/additions, the reports have been determined to be complete. Mining Department staff and legal consultants have identified a need to streamline the annual reporting. Working with county staff and Mosaic staff, GrayRobinson's consultants would like to propose a new annual reporting format for future annual reports so that is provided in a uniform layout as prescribed by the Mining Department.

Staff recommends approval of all the annual reports listed above.



HARDEE COUNTY MINING DEPARTMENT

220 South Ninth Avenue ♦ Wauchula, FL 33873
Telephone: (863) 773-0136

Staff Summary

Fort Green Southern Reserves 2023-2024 Annual Report

Submitted August 15th, 2024

Revised January 30th, 2025

The following is a summary of Hardee County staff's review of the 2023-2024 Annual Report for the Fort Green Mine Southern Reserves, (FGSR).

FORT GREEN MINE SOUTHERN RESERVES

The current Development Order approved acreage totaling 7,891 acres, with 1,481 acres not having been disturbed and 6,410 acres being disturbed by mining activities. There are 1,041 acres that are active mining/disturbed which include 95 acres of infrastructure corridors and 946 acres of active clay settling area. Clay settling area FGH-3 continued to be used for mine water treatment. Infrastructure for operation of the South Pasture Extension/Ona Corridor, located within the FG-HC(16) reclamation program, continued to be utilized during this reporting period. Reclamation has been completed on 5,369 acres which is all that is available for reclamation at this time. There is no future mineral extraction proposed in this mine area.

Reclamation activities included mowing and herbicide treatment of nuisance and exotics throughout wetlands and uplands. Supplemental plantings were completed in wetlands and uplands areas. Supplemental planting be ongoing as needed along with additional herbicide treatment of nuisance and exotics. 397.5 acres of uplands in HC(11) were approved by the Hardee County Board of County Commissioners(BoCC).

Environmental Monitoring at FGSR was generally within historical levels and fluctuated with rainfall. Surface water stations recorded low dissolved oxygen levels which are to be expected with low flow streams. These levels were within onsite historical values.

Below is a table summarizing the overall acreage of the Fort Green Mine Southern Reserves.

Description		Acreage
DRI Approved Area		7,891
Not Disturbed		1,481
Total Disturbed by Mining Operations		6,410
Active Mining/Disturbed (Not Available for Reclamation)	Plant Site	0
	Infrastructure Corridors (powerlines, pipelines, stormwater/recirculation ditches, etc.)	95
	Future Mining	0
	Disturbed/Mined Areas within Future Clay Settling Area Footprints	0
	Active Clay Settling Areas	946
Active Mining/Disturbed Sub Total		1,041
Inactive Mine Areas (Available for Reclamation)	Reclamation Complete	5,369
	Active Reclamation (contouring, grassing, topsoiling, etc.)	0
	Available for Reclamation not in Active Reclamation	0
	Clay Settling Area Dewatering (consolidation)	0
Inactive Mine Areas Sub Total		5,369
Percentage of Total Disturbed by Mining Operations has been Reclaimed		84%

Pursuant to Section 13.03.05(C)(3) of the Hardee County Mining Ordinance: “Each year at the time of Annual Review, the Applicant/Operator shall furnish to the Board evidence of financial responsibility updated to the anniversary date.”

One method to satisfy this requirement is to provide “A financial statement which has been audited and certified without qualification by a certified public accountant giving, indication of ability to respond to liability in the amounts determined according to the above schedule...” If the financial statements are more than 60 days old, additional certifications are required.

The Annual Report does not calculate separate liability amounts for Fort Green Mine Southern Reserves.

In the Annual Report, Mosaic proposes to meet this requirement by providing a copy of a 10-K annual report to the Securities and Exchange Commission filed by its parent company. While the SEC report includes financial audit information performed by a certified public accountant, the report is an aggregate financial statement of all thirty subsidiary companies owned by the Mosaic parent company. Mosaic Fertilizer LLC is one subsidiary which owns the mining facilities in Hardee County. The financial assurances to Hardee County are not separately addressed in the auditor’s report. Additionally, the 2023 SEC report is more than 60 days old, which requires

additional certifications under section 13.03.05(C)(3) of the Hardee County Mining Ordinance. **Therefore, Staff recommends conditioning the acceptance of this Annual Report on supplemental financial assurance specific to Mosaic Fertilizer LLC being submitted to the Mining Department by May 31, 2025.**

Staff recommends approval of the 2023-2024 Annual Report summarized above with the following conditions:

- Mosaic will submit three (3) copies of the Annual Report to the Mining Department for review on the anniversary/report due date. Then subsequent to the staff review, twenty-five (25) copies with any potential revisions will be submitted for distribution at least three (3) weeks prior to the Public Hearing.
- Mosaic will submit supplemental financial assurances specific to Mosaic Fertilizer LLC, meeting the requirements of the HCMO by May 31, 2025.



HARDEE COUNTY MINING DEPARTMENT

220 South Ninth Avenue ♦ Wauchula, FL 33873
Telephone: (863) 773-0136

Staff Summary
Fort Green and Payne Creek Mine Extension
2023-2024 Annual Report
Submitted August 15th, 2024
Revised January 9th, 2025

The following is a summary of Hardee County staff's review of the 2023-2024 Annual Report for the Fort Green and Payne Creek Mine Extension (FGPCE). No mineral extraction occurred at this mine during this reporting period of July 1, 2023 – June 30, 2024.

FORT GREEN AND PAYNE CREEK MINE EXTENSION

There has not been any mineral extraction in the Fort Green and Payne Creek Mine Extension since 1996. The current total site area is 4,096 acres, of which 3,747 acres were disturbed by mining activities. There are 308 acres currently classified as active mine operations and not available for reclamation at this time. These areas are primarily the footprint of clay settling areas. Initial reclamation has been completed on 100% of the 3,439 acres that are available for reclamation, which is defined as areas that are no longer being utilized for mining operations.

While awaiting the reclamation areas to mature, Mosaic continues to mow and apply herbicide to nuisance and exotic species and provide supplemental plantings as required to meet reclamation standards. The interior of clay settling area (CSA) FGH-1B has been reclaimed and the east walls have been pushed down and the discharge structure removed. CSA FGH-3 remains active requiring the walls of FGH-1A to remain intact, the interior of this CSA has been initially reclaimed and is receiving supplemental plantings and herbicide application for the cogon grass.

Environmental monitoring at Fort Green and Payne Creek Mine Extension was generally within historical levels. Surface water quality monitoring analyses during the reporting period met the FAC 62-302 standards for Class III freshwater and/or were within historical range.

Below is a table summarizing the overall acreage of the FGPCE.

Description		Acreage
DRI Approved Area		4,096
Not Disturbed		349
Total Disturbed by Mining Operations		3,747
Active Mining/Disturbed (Not Available for Reclamation)	Plant Site	0
	Infrastructure Corridors (powerlines, pipelines, stormwater/recirculation ditches, etc.)	4
	Future Mining	0
	Disturbed/Mined Areas within Future Clay Settling Area Footprints	0
	Active Clay Settling Areas	304
	Active Mining/Disturbed Sub Total	308
Inactive Mine Areas (Available for Reclamation)	Reclamation Complete	3,439
	Active Reclamation (contouring, grassing, topsoiling, etc.)	0
	Clay Settling Area Dewatering (consolidation)	0
Inactive Mine Areas Sub Total		3,439
Percentage of Total Disturbed by Mining Operations has been Reclaimed		92%
Percentage of Available Mining/Disturbed Areas that have been Reclaimed		100%

Pursuant to Section 13.03.05(C)(3) of the Hardee County Mining Ordinance: “Each year at the time of Annual Review, the Applicant/Operator shall furnish to the Board evidence of financial responsibility updated to the anniversary date.”

One method to satisfy this requirement is to provide “A financial statement which has been audited and certified without qualification by a certified public accountant giving, indication of ability to respond to liability in the amounts determined according to the above schedule...” If the financial statements are more than 60 days old, additional certifications are required.

The Annual Report does not calculate separate liability amounts for Fort Green and Payne Creek Mine Extension.

In the Annual Report, Mosaic proposes to meet this requirement by providing a copy of a 10-K annual report to the Securities and Exchange Commission filed by its parent company. While the SEC report includes financial audit information performed by a certified public accountant, the report is an aggregate financial statement of all thirty subsidiary companies owned by the Mosaic parent company. Mosaic Fertilizer LLC is one subsidiary which owns the mining facilities in Hardee County. The financial assurances to Hardee County are not separately addressed in the

additional certifications under section 13.03.05(C)(3) of the Hardee County Mining Ordinance. **Therefore, Staff recommends conditioning the acceptance of this Annual Report on supplemental financial assurance specific to Mosaic Fertilizer LLC being submitted to the Mining Department by May 31, 2025**

Staff recommends approval of the 2023-2024 Annual Report summarized above with the following conditions:

- Mosaic will submit three (3) copies of the Annual Report to the Mining Department for review on the anniversary/report due date. Then subsequent to the staff review, twenty-five (25) copies with any potential revisions will be submitted for distribution at least three (3) weeks prior to the Public Hearing.
- Mosaic will submit supplemental financial assurances specific to Mosaic Fertilizer LLC, meeting the requirements of the HCMO by May 31, 2025.



HARDEE COUNTY MINING DEPARTMENT

220 South Ninth Avenue ♦ Wauchula, FL 33873
Telephone: (863) 773-0136

Staff Summary
Fort Meade Mine North Hardee Extension
2023-2024 Annual Report
Submitted August 15th, 2024
Revised January 9th 2025

The following is a summary of Hardee County staff's review of the 2023-2024 Annual Report for the Fort Meade Mine North Hardee Extension (FMNH). No mineral extraction occurred at this mine during this reporting period of July 1, 2023 – June 30, 2024.

FORT MEADE MINE NORTH HARDEE EXTENSION

Mining at the Fort Meade Mine North Hardee Extension area ceased in 1997 with a total of 1,550 acres of the DRI approved 5,482 acres being disturbed. All 1,550 acres have been reclaimed.

This mine currently does not have a restart date. Reclamation activities and monitoring in areas that were mined will continue. Any future mining on this DRI mine site as well as additional parcels will require an application for Mining Major Special Exception (MMSE) and Master Mining and Reclamation Plan (MMRP).

Reclamation activities included herbicide application, mowing and supplemental planting. The unapproved reclamation areas will continue to receive herbicide application and supplemental plantings until success criteria is met which may include tree height and diameter.

Surface water quality monitoring analyses during the reporting period met the FAC 62-302 standards for Class III freshwater and/or were within historical range and fluctuated as expected with rainfall.

Below is a table summarizing the overall acreage of the Fort Meade Mine North Hardee Extension.

Description		Acreage
DRI Approved Area		5,482
Not Disturbed		3,932
Total Disturbed by Mining Operations		1,550
Active Mining/Disturbed (Not Available for Reclamation)	Plant Site	0
	Infrastructure Corridors (powerlines, pipelines, stormwater/recirculation ditches, etc.)	0
	Future Mining	0
	Disturbed/Mined Areas within Future Clay Settling Area Footprints	0
	Active Clay Settling Areas	0
Active Mining/Disturbed Sub Total		0
Inactive Mine Areas (Available)	Reclamation Complete	1,550
	Active Reclamation (contouring, grassing, topsoiling, etc.)	0
	Clay Settling Area Dewatering (consolidation)	0
Inactive Mine Areas Sub Total		1,550
Percentage of Available Mining/Disturbed Areas that have been Reclaimed		100%

Pursuant to Section 13.03.05(C)(3) of the Hardee County Mining Ordinance: “Each year at the time of Annual Review, the Applicant/Operator shall furnish to the Board evidence of financial responsibility updated to the anniversary date.”

One method to satisfy this requirement is to provide “A financial statement which has been audited and certified without qualification by a certified public accountant giving, indication of ability to respond to liability in the amounts determined according to the above schedule...” If the financial statements are more than 60 days old, additional certifications are required.

The Annual Report does not calculate separate liability amounts for the Fort Meade Mine North Hardee Extension Mine.

In the Annual Report, Mosaic proposes to meet this requirement by providing a copy of a 10-K annual report to the Securities and Exchange Commission filed by its parent company. While the SEC report includes financial audit information performed by a certified public accountant, the report is an aggregate financial statement of all thirty subsidiary companies owned by the Mosaic parent company. Mosaic Fertilizer LLC is one subsidiary which owns the mining facilities in Hardee County. The financial assurances to Hardee County are not separately addressed in the auditor’s report. Additionally, the 2023 SEC report is more than 60 days old, which requires additional certifications under section 13.03.05(C)(3) of the Hardee County Mining Ordinance. **Therefore, Staff recommends conditioning the acceptance of this Annual Report on**

supplemental financial assurance specific to Mosaic Fertilizer LLC being submitted to the Mining Department by May 31, 2025

Staff recommends approval of the 2023-2024 Annual Report summarized above with the following conditions:

- Mosaic will submit three (3) copies of the Annual Report to the Mining Department for review on the anniversary/report due date. Then subsequent to the staff review, twenty-five (25) copies with any potential revisions will be submitted for distribution at least three (3) weeks prior to the Public Hearing.
- Mosaic will submit supplemental financial assurances specific to Mosaic Fertilizer LLC meeting the requirements of the HCMO by May 31, 2025.



HARDEE COUNTY MINING DEPARTMENT

220 South Ninth Avenue ♦ Wauchula, FL 33873
Telephone: (863) 773-0136

Staff Summary
North Pasture Mine
2023-2024 Annual Report
Submitted August 15th, 2024
Revised January 9th, 2025

The following is a summary of Hardee County staff's review of the 2023-2024 Annual Report for the North Pasture Mine (NPM). No mineral extraction occurred at this mine during this reporting period of July 1, 2023 – June 30, 2024.

MOSAIC – NORTH PASTURE

Mining at the Mosaic North Pasture Mine was completed in 2004 with one clay settling area (PC-12). The total site area is 2,278 acres with a total of 1,642 acres of overburden being mined, and 180 acres not disturbed, therefore 2,098 acres were disturbed for mining activities. There are currently 629 acres classified as active mine operations and not available for reclamation at this time. This is primarily the footprint of a clay settling area. Initial reclamation has been completed on the 1,469 acres that are available for reclamation, which is 100% of all areas that are no longer being utilized for mining operations.

Initial reclamation has been completed on all areas that are available to be reclaimed. Enhancement of these areas has been accomplished with application of herbicide to nuisance and exotic plant species primarily in the wetlands located in HB(4) and OB(5). Continuation of the herbicide program is proposed for the 2024-2025 reporting year. Dewatering of PC-12 continues and reclamation of it is planned to begin in the 2024-2025 reporting period.

The development order was scheduled to expire August 14, 2023, however, Mosaic provided notice of automatic tolling and extension of the termination date pursuant to Section 252.363 Florida Statutes due to Hurricane Ian and Hurricane Nicole. Therefore, the expiration date was extended to January 21, 2027.

Surface water quality monitoring analyses during the reporting period met the FAC 62-302 standards for Class III freshwater and/or were within historical range, with the exception of one elevated sulfate result at the Hickey Branch location in June of 2024. Additional information has been requested to assess this outlying elevated sulfate result to determine if the fluctuation is as expected with rainfall.

Below is a table summarizing the overall acreage of the Mosaic North Pasture Mine.

Description		Acreage
DRI Approved Area		2,278
Not Disturbed		180
Total Disturbed by Mining Operations		2,098
Active Mining/Disturbed (Not Available for)	Plant Site	0
	Infrastructure Corridors (powerlines, pipelines, stormwater/recirculation ditches, etc.)	34
	Future Mining	0
	Disturbed/Mined Areas within Future Clay Settling Area Footprints	0
	Active Clay Settling Areas	595
	Active Mining/Disturbed Sub Total	629
Inactive Mine Areas (Available for)	Reclamation Complete	1,469
	Active Reclamation (contouring, grassing, topsoiling, etc.)	0
	Clay Settling Area Dewatering (consolidation)	0
Inactive Mine Areas Sub Total		1,469
Percentage of Total Disturbed by Mining Operations has been Reclaimed		70%
Percentage of Available Mining/Disturbed Areas that have been Reclaimed		100%

Pursuant to Section 13.03.05(C)(3) of the Hardee County Mining Ordinance: “Each year at the time of Annual Review, the Applicant/Operator shall furnish to the Board evidence of financial responsibility updated to the anniversary date.”

One method to satisfy this requirement is to provide “A financial statement which has been audited and certified without qualification by a certified public accountant giving, indication of ability to respond to liability in the amounts determined according to the above schedule...” If the financial statements are more than 60 days old, additional certifications are required.

The Annual Report does not calculate separate liability amounts for the North Pasture Mine.

In the Annual Report, Mosaic proposes to meet this requirement by providing a copy of a 10-K annual report to the Securities and Exchange Commission filed by its parent company. While the SEC report includes financial audit information performed by a certified public accountant, the report is an aggregate financial statement of all thirty subsidiary companies owned by the Mosaic parent company. Mosaic Fertilizer LLC is one subsidiary which owns the mining facilities in

Hardee County. The financial assurances to Hardee County are not separately addressed in the auditor's report. Additionally, the 2023 SEC report is more than 60 days old, which requires additional certifications under section 13.03.05(C)(3) of the Hardee County Mining Ordinance. **Therefore, Staff recommends conditioning the acceptance of this Annual Report on supplemental financial assurance specific to Mosaic Fertilizer LLC being submitted to the Mining Department by May 31, 2025.**

Staff recommends approval of the 2023-2024 Annual Report summarized above with the following conditions:

- Mosaic will submit three (3) copies of the Annual Report to the Mining Department for review on the anniversary/report due date. Then subsequent to the staff review, twenty-five (25) copies with any potential revisions will be submitted for distribution at least three (3) weeks prior to the Public Hearing.
- Provide two (2) copies of the updated Post Reclamation Land Use Map for the North Pasture Mine MMRP within 30 days of approval.
- Mosaic will submit supplemental financial assurances specific to Mosaic Fertilizer LLC meeting the requirements of the HCMO by May 31, 2025.



HARDEE COUNTY MINING DEPARTMENT

220 South Ninth Avenue ♦ Wauchula, FL 33873
Telephone: (863) 773-0136

Staff Summary

South Fort Meade Mine - Hardee County

2023-2024 Annual Report

Submitted August 15th, 2024

Revised December 10th, 2024

The following is a summary of Hardee County staff's review of the 2023-2024 Annual Report for the South Fort Meade Mine - Hardee County (SFMM-HC) and South Fort Meade Mine – Hardee County – Eastern Reserves (SFMM-HC-ER), and South Fort Meade Mine – Eastern Extension (SFMM-EE) which includes the DRI Annual Report, Annual Operating Report including demonstration of Financial Responsibility, Annual Mining Unit Review, and the Annual Environmental Monitoring Report.

Annual Report 2023-2024

This report covers three areas the originally permitted area South Fort Meade Mine- Hardee County (SFMM-HC), including infill parcels that had been added, South Fort Meade Mine Hardee County Eastern Reserves (SFMM-HC-ER), and South Fort Meade Mine – Eastern Extension (SFMM-EE). The total approved acreage of the overall mine for this reporting year is 20,234 acres.

During this reporting year, Mining Activities occurred on an additional 291 acres, increasing the disturbed footprint to 12,475 acres. There are 7,056 acres no longer being used for mining operations, making them available for reclamation. Initial reclamation has been completed on 3,329 acres and 2,289 acres that are actively being reclaimed. The production rate for the reporting period (June 2023 – May 2024) totaled 2,199,484 tons, 44,275 tons from SFM-HC and 2,155,209 tons from SFM-HC-ER.

Reclamation rates for this mine are outlined in Condition 94 of the Development Order (Resolution 2023-47). All areas except for clay settling areas (CSA) must be backfilled and contoured within three years of completion of mineral extraction. Initial revegetation must be completed within two years of backfilling. Additionally, sand stockpiles are required under condition #98 of the development order to aid in timely reclamation. Reclamation rates at this mine have been on track, therefore no stockpiles of sand tailings have been required. The Mining Department staff continues to communicate with Mosaic to ensure that all areas will be reclaimed in a timely manner. Please refer to the table below for the status of all reclamation units that have been mined and/or disturbed for SFMM-HC and SFMM-ER. The years depicted on this table are calendar year.

South Fort Meade Mine - Hardee County and South Fort Meade Mine - Hardee County- Eastern Reserves
Reclamation Rate Summary by Reclamation Parcel

LRU-Name	Mineral Extraction	Backfilling/Recontouring		Initial Revegetation		Notes
		Scheduled	Completed	Scheduled	Completed	
LC(1)	2019	2022	2022	2024		
LC(2)	2019	Future Clay Settling Area				SFM-11
LC(3)	2020	Future Clay Settling Area				SFM-10
LC(4)	2021	2024	2024	2026		
LC(5)	2021	2024		2026		Overcut with Eastern Reserves addition Mineral Extraction to be completed in 2025
LC(6)	2020	2023	2023	2025		
LD(1)W	2021	2024		2026		
LD(1)E	2025	2028		2030		Active Mining Area
PB(2)	2013	2016	2016	2018	2018	A portion of this LRU was redisturbed for an access/utility corridor for SFMM-EE
PR(1)	2011	2014	2013	2016	2013	
PR(2)	2019	Active Clay Settling Area				SFM-9
PR(3)	2014	2017	2017	2019	2019	
PR(4)	2021	2024		2026		
CC(1)	2024	2027		2029		
CC(2)	2023	2026		2028		
LC(7)	2023	2026		2028		
LC(8)	2022	2025		2027		
LD(3)	2021	2024		2026		
LD(4)	2022	2025		2027		

This table reflects reclamation completed by the end of the reporting period, which ended May 31, 2024.

Initial reclamation has been completed in parcels PR (1), and PR (3) including the removal of the perimeter ditch and berms around these areas. These areas will receive supplemental plantings and herbicide application for nuisance and exotic plant species until the area has matured. Reclamation unit PB (2) had been initially reclaimed apart from the perimeter ditch and berm and a draining sump which remain for stormwater control. A portion of PB (2) was re-disturbed for the placement of a utility/access corridor that is associated with SFMM-EE. This portion will be reclaimed at the end mining operations of SFMM-EE.

Placement of sand tailings has been completed in parcels LC (1) and initial revegetation has been completed on 67% of the parcel with all revegetation being finalized in calendar year 2024. Reclamation parcel LC(4) and PR(4) will have all tailings placed and recontoured by the end of 2024 with significant portions of these parcels being initially reclaimed (LC4 - 19% and PR4 46%). Sand tailings placement in reclamation parcels LC (6) and portion of LD (1) that lies west of Boyd Cowart Road began during this reporting period and are anticipated to be completed by the end of 2024.

Below is a table summarizing the overall acreage of the SFMM – HC and includes SFMM- HC – ER, and SFMM-EE.

Description		Acreage
Approved Area		20,234
Not Disturbed		7,759
Total Disturbed by Mining Operations		12,475
Active Mining/Disturbed (Not Available for Reclamation)	Plant Site	0
	Infrastructure Corridors (powerlines, pipelines, stormwater/recirculation ditches, etc.)	2,919
	Future Mining	1,123
	Disturbed/Mined Areas within Future Clay Settling Area	
	Footprints	942
	Active Clay Settling Areas	435
	Active Mining/Disturbed Sub Total	5,419
Inactive Mine Areas (Available)	Reclamation Complete	3,329
	Active Reclamation (contouring, grassing, topsoiling, etc.)	2,289
	Waiting on Tailings/reclamation	1,439
	Clay Settling Area Dewatering (consolidation)	0
Inactive Mine Areas Sub Total		7,056
Percentage of Total Disturbed by Mining Operations has been Reclaimed		27%
Percentage of Available Mining/Disturbed Areas that have been Reclaimed		47%

Environmental monitoring at SFMM-HC, SFMM-HC-ER and SFMM-EE were generally within historical levels with a few anomalies mostly contributed to dry conditions throughout the reporting year. Air quality results were all within historical levels. Low rainfall levels were recorded during a large part of the reporting period and are reflected in the dry and low to no flow in many streams that are sampled. Surface water quality monitoring met Class III standards and were generally consistent with historical levels with some anomalies which were located at SW-7, SW-2, and SW-EE-12. All of these stations receive water from roadway runoff and adjacent agriculture activities.

The D-002 outfall has been in operation since 2017 and monitoring levels did not show exceedances of the permitted levels. The most recently constructed outfall D-004 was initially

activated just prior to Hurricane Ian in 2022, making two outfalls operational. The sand filter failed at the D-004 outfall shortly after activation. A bypass was put into place and levels were closely monitored with no exceedances being reported. Investigation of the failure of the sand filter was undertaken and repairs were finalized in August 2024.

There is a request to update the MMRP. There are proposed changes to the mine plan that reflect the current mine and reclamation sequence. There is an additional request to add a Map D-6-ER which identifies the locations of the access points. There was a memorandum to document the shift in the access point on Rhynn Road and it is consistent with the 2019 Traffic Analysis that was prepared for SFMM-HC-ER. The changes include the following maps and tables:

- Update Maps – C-2, E-2, F-2, H-1, H-1-ER, H-1-EE, H-5, H-8, H-8-ER, H-8-EE, and I-2
- Update Tables - 12-1, 35-6A, 35-6A- ER, and 35-6A-EE
- Add Map D-6-ER

Pursuant to Section 13.03.05(C)(3) of the Hardee County Mining Ordinance: “Each year at the time of Annual Review, the Applicant/Operator shall furnish to the Board evidence of financial responsibility updated to the anniversary date.”

One method to satisfy this requirement is to provide “A financial statement which has been audited and certified without qualification by a certified public accountant giving, indication of ability to respond to liability in the amounts determined according to the above schedule...” If the financial statements are more than 60 days old, additional certifications are required.

The Annual Report does not calculate separate liability amounts for the South Fort Meade Mines.

In the Annual Report, Mosaic proposes to meet this requirement by providing a copy of a 10-K annual report to the Securities and Exchange Commission filed by its parent company. While the SEC report includes financial audit information performed by a certified public accountant, the report is an aggregate financial statement of all thirty subsidiary companies owned by the Mosaic parent company. Mosaic Fertilizer LLC is one subsidiary which owns the mining facilities in Hardee County. The financial assurances to Hardee County are not separately addressed in the auditor’s report. Additionally, the 2023 SEC report is more than 60 days old, which requires additional certifications under section 13.03.05(C)(3) of the Hardee County Mining Ordinance. **Therefore, Staff recommends conditioning the acceptance of this Annual Report on supplemental financial assurance specific to Mosaic Fertilizer LLC being submitted to the Mining Department by May 31, 2025.**

Staff recommends approval of the 2023-2024 Annual Report with the following conditions:

- Update the following maps and tables of the approved MMRP. (Three copies of the updated MMRP are to be submitted to the Mining Department within 30 days of BoCC approval).
 - Update Maps – C-2, E-2, F-2, H-1, H-1-ER, H-1-EE, H-5, H-8, H-8-ER, H-8-EE, and I-2
 - Update Tables - 12-1, 35-6A, 35-6A- ER, and 35-6A-EE
 - Add Map D-6-ER
- Mosaic will submit three (3) copies of the Annual Reports to the Mining Department for review on the anniversary/report due date. Then subsequent to the staff review, twenty-five (25) copies with any potential revisions will be submitted for distribution at least three (3) weeks prior to the Public Hearing.
- Mosaic will submit supplemental financial assurances specific to Mosaic Fertilizer LLC and meeting the requirements of the HCMO by May 31, 2025.



HARDEE COUNTY MINING DEPARTMENT

220 South Ninth Avenue ♦ Wauchula, FL 33873
Telephone: (863) 773-0136

Staff Summary

Ona Mine

2023-2024 Annual Report

Submitted October 16th, 2024

Revised January 31st, 2025

The following is a summary of Hardee County staff's review of the 2023-2024 Annual Report for the Ona Mine which includes the Annual Operating Report including a demonstration of Financial Responsibility, Annual Mining Unit Review, and the Annual Environmental Monitoring Report.

Annual Report 2023-2024

This is the fifth Annual Report to be submitted for the Ona Mine which was approved under Development Order 2018-20. The total approved site area is 26,853 acres which includes portions of the previously permitted Fort Green Mine Southern Reserves Mine and the Fort Green and Payne Creek Mine Extension.

Through this reporting year a total of 8,643 acres have been disturbed, leaving 18,210 acres undisturbed. There are two active clay settling areas that total 1,696 acres; 3,603 acres are open mine cuts that are to be utilized for future clay settling areas, and 2,033 acres being utilized as a mine access corridor with a large portion of that being the pipeline corridor that runs to the Four Corners Plant Site. There are currently 600 acres that are not in mine use making them available for reclamation, and they have all been reclaimed. The production rate for the reporting period (September 1, 2023 – August 31, 2024) was 5.552 million tons.

Below is a table summarizing the overall acreage of the Ona Mine.

Description		Acreage
	Approved Area	26,853
	Not Disturbed	18,210
	Total Disturbed by Mining Operations	8,643
Active Mining/Disturbed (Not Available for Reclamation)	Plant Site	0
	Infrastructure Corridors (powerlines, pipelines, stormwater/recirculation ditches, etc.)	2,033
	Future Mining	711
	Disturbed/Mined Areas within Future Clay Settling Area Footprints	3,603
	Active Clay Settling Areas	1,696
	Active Mining/Disturbed Sub Total	8,043
Inactive Mine Areas (Available)	Reclamation Complete	600
	Active Reclamation (contouring, grassing, topsoiling, etc.)	0
	Waiting on Tailings/reclamation	0
	Clay Settling Area Dewatering (consolidation)	0
	Inactive Mine Areas Sub Total	600
	Percentage of Total Disturbed by Mining Operations has been Reclaimed	7%
	Percentage of Available Mining/Disturbed Areas that have been Reclaimed	100%

There are two active clay settling areas (CSA) located within the Ona mine boundary one totals approximately 513 acres and is known as FGH-4. This CSA was previously located within the Fort Green Mine Southern Reserves boundary. Construction of CSA O-1B was completed and began receiving clays during this reporting year. Clays were also deposited into CSA's outside of Hardee County that are associated with the Four Corners Beneficiation Plant in addition to placement in FGH-4 and O-1B. In addition, there are no other CSA's under construction within this mine boundary during the reporting period but construction of a third CSA is anticipated to begin during the next reporting year.

An October 30th, 2003 agreement between Manatee and Hardee Counties permitted Mosaic to deposit clays from Manatee County into Hardee County clay settling areas until clay settling areas could be constructed in Manatee County. Approximately 8.9 million tons of clay from Manatee County were deposited into Hardee County. Condition #54 of the Ona Development Order (2018-20) requires the reporting of this clay imbalance. There were not any clays deposited in Manatee County during this reporting year. Approximately 3.502 million tons have been deposited in Manatee County from Hardee County prior to the current reporting year.

Mosaic submitted applications in 2023 that include a new clay disposal plan that proposes a holistic regional approach to clay management across the Four Corners, Ona, and South Pasture mine boundaries. The proposed changes to the clay disposal plan will require further permitting. Currently all mining at the Ona Mine and the adjacent South Pasture Extension Mine is being processed at Four Corners Beneficiation Plant. Clays from these two areas are being deposited in Hardee and Hillsborough Counties. During the review process of these applications, it was determined that an update to the current hydrological modeling is needed to include the adjacent South Pasture Mine. Mosaic intends to combine the two mines into one permit as the mines are intertwined. This permit application is anticipated to be submitted in the second quarter of 2025. **Therefore, Staff recommends conditioning the approval of the Annual Report on this application being filed with the County by May 31, 2025.**

The reclamation that has been completed at this mine are areas that were reclaimed prior to the Ona Mine being permitted. They were areas within the Fort Green Mine Southern Reserves area. Sand tailings have been returned to Hardee County. The sand tailings that have been produced from the Ona Mine have mainly been utilized for reclamation at other mined areas associated with the Four Corners Mine. Sand tailings began returning to Hardee County in 2021 at the adjacent South Pasture Mine Extension. There have been some tailings returned to Ona Mine. These tailings are being utilized for a utility corridor that will be used for the sand filter for future clay settling areas O-2 and WC-3. An updated Estimated Tailing Schedule (Table 3-4-B) was provided as required under condition #57 of the approved development order. The table submitted in this report shows the actual sand produced through mining and space for tailings and no projected rates for future mining.

Environmental monitoring data at Ona Mine was collected as required under multiple conditions of the Development Order. There has been monitoring occurring at multiple stations throughout the Ona Mine for many years and portions of the monitoring done this reporting year will be utilized for a baseline for future monitoring.

Rainfall totals at two of the monitored gauges were slightly below the historical average for most of the reporting year. The rain gauge that is on the west side of Horse Creek (RG-50) had dramatic increase of rainfall associated with Hurricane Debby and was slightly higher than the historic levels for the reporting period.

The HIMPOS monitoring that was previously part of the Fort Green Mine Southern Reserves DRI was moved into the Ona Mine development order. The data submitted continues to show the trends that were shown in previous reports.

All surface water quality sampling continued to fluctuate with rainfall and other offsite runoff and was generally consistent with historical data. Ground water quality monitoring results also continued to fluctuate and were also generally consistent with historical data with a few exceptions.

Table 3-4-B is the sand balance table which is to be updated annually and has been submitted. The Annual Report contains an updated sand balance that reflects the amount of sand removed and voids left with no projections. The application that is to be submitted to the Mining Department during the second quarter of 2025 will contain more appropriate projections. The table submitted in this report will not be updated in the MMRP but is acceptable for reporting requirements.

Pursuant to Section 13.03.05(C)(3) of the Hardee County Mining Ordinance: “Each year at the time of Annual Review, the Applicant/Operator shall furnish to the Board evidence of financial responsibility updated to the anniversary date.”

One method to satisfy this requirement is to provide “A financial statement which has been audited and certified without qualification by a certified public accountant giving, indication of ability to respond to liability in the amounts determined according to the above schedule...” If the financial statements are more than 60 days old, additional certifications are required.

The Annual Report for the Ona Mine calculates liability amounts of ~\$142 million.

In the Annual Report, Mosaic proposes to meet this requirement by providing a copy of a 10-K annual report to the Securities and Exchange Commission filed by its parent company. While the SEC report includes financial audit information performed by a certified public accountant, the report is an aggregate financial statement of all thirty subsidiary companies owned by the Mosaic parent company. Mosaic Fertilizer LLC is one subsidiary which owns the mining facilities in Hardee County. The financial assurances to Hardee County are not separately addressed in the auditor’s report. Additionally, the 2023 SEC report is more than 60 days old, which requires additional certifications under section 13.03.05(C)(3) of the Hardee County Mining Ordinance. **Therefore, Staff recommends conditioning the acceptance of this Annual Report on supplemental financial assurance specific to Mosaic Fertilizer LLC being submitted to the Mining Department by May 31, 2025.**

Staff recommends approval of the Ona Mine 2023-2024 Annual Report with the following conditions:

- Mosaic will submit three (3) copies of the Annual Report to the Mining Department for review on the anniversary/report due date. Then subsequent to staff review, twenty-five (25) copies with any potential revisions will be submitted for distribution at least three (3) weeks prior to the Public Hearing.
- Mosaic will submit its application to combine the Ona and South Pasture Mines by May 31, 2025.
- Mosaic will submit supplemental financial assurances specific to Mosaic Fertilizer LLC meeting the requirements of the HCMO by May 31, 2025.



HARDEE COUNTY MINING DEPARTMENT

220 South Ninth Avenue ♦ Wauchula, FL 33873
Telephone: (863) 773-0136

Staff Summary
South Pasture
2023-2024 Annual Report
Submitted October 16th, 2024
Revised January 30th, 2025

The following is a summary of South Pasture Annual Report for activities in 2023-2024 as submitted by Mosaic. Included in this report are the activities that have occurred in the North Pasture, South Pasture and South Pasture Extension Mine areas beginning September 1, 2023, through August 31, 2024.

There was no mining during the 2023-2024 reporting year. Approximately 16,521 acres of the approximately 26,799 MMRP approved total acreage has been mined and or disturbed for mining operations.

There are currently 1,670 acres of active sand/clay mix areas, all of which are contained within South Pasture. There are three (3) active clay settling areas EC-1 (~538 acres), EC-2 (~575 acres), and WC-1 (~537 acres). No clays were deposited in any of the active clay settling areas during the reporting period. There are currently four (4) sand/clay mix areas still considered active but are near capacity and are not anticipated to receive any more sand/clay mix. These include E-4, E-5 and E-6. These are currently used for stormwater management as there is no beneficiation occurring onsite. There is one additional sand/clay mix area (W5) that is being used for stormwater and will continue to be active throughout life of mine.

Initial reclamation has been completed on 1,227 acres in North Pasture and 4,320 acres in South Pasture for a total of 5,547 acres. Additionally, 721 acres are considered to be in active reclamation with activities such as top soiling, contouring, and grassing, etc. occurring. Consolidation or dewatering of 247 acres of sand/clay mix areas is currently underway in the South Pasture Mine.

See the table below summarizing the acreages of the mining operation.

Description		Acreage		
		North Pasture	South Pasture*	Total
DRI Approved Area		1,548	25,251	26,799
Not Disturbed		62	10,216	10,283
Total Disturbed by Mining Operations		1,486	15,152	16,638
Active Mining/Disturbed (Not Available for Reclamation)	Plant Site/Initial Settling Area (ISA)	259	1,058	1,317
	Infrastructure Corridors (powerlines, pipelines, stormwater/recirculation ditches, etc.)	0	2,984	2,984
	Clearing for Future Mining	0	117	117
	Disturbed/Mined Areas within Future Clay Settling Area Footprints	0	2,385	2,385
	Active Sand/Clay Mix Areas	0	1,670	1,670
	Active Clay Settling Areas	0	1,650	1,650
Active Mining/Disturbed Sub Total		259	9,864	10,123
Inactive Mine Areas (Available for Reclamation)	Reclamation Complete	1,227	4,320	5,547
	Active Reclamation (contouring, grassing, topsoiling, etc.)	0	721	721
	Sand/Clay Dewatering (consolidation)	0	247	247
Inactive Mine Areas Sub Total		1,227	5,288	6,515
Total Disturbed by Mining Operations		1,486	15,152	16,638
Percentage of Total Disturbed by Mining Operations has been Reclaimed		83%	29%	33%
Percentage of Available Mining/Disturbed Areas that have been Reclaimed		100%	82%	85%

* Includes the South Pasture Extension, which was approved by the BoCC September 2012, and 3.94 acres added under Resolution 14-12.

Mosaic previously requested to mine approximately 225 acres of the Extension and process the ore at the Four Corners Mine Beneficiation Plant (FCMBP) in Manatee and Hillsborough Counties over 3 years. Mining to the FCMBP began in September 2017 utilizing a pipeline corridor that was constructed in the now approved Ona Fort Green Corridor (OFGC). At the time of the approval the South Pasture Mine Beneficiation Plant was still operational, this plant was temporarily idled in September 2018. The timeline for mining to the FCMBP was extended and all matrix mined currently is processed at FCMBP. All sand and clay removed during the mining and beneficiation process is to be returned to the South Pasture Mine.

During this reporting period approximately 51 acres were mined and processed at FCMBP. These 51 mined acres produced 0.6 million tons of phosphate rock, 2.55 million cubic yards of sand and 0.77 million tons of clay produced. There was approximately 2.6 million cubic yards of sand returned to the South Pasture Mine during this reporting period.

Mosaic estimates 4.3 million cubic yards of sand were produced during mining that occurred 2018-2020 in the reclamation unit known as BC-01 in the South Pasture Extension area and was processed at the Four Corners Beneficiation Plant. In 2021 Mosaic finalized the installation of a sand tailings pipeline to return sand back to South Pasture Mine. 1.5 million cubic yards of sand were returned to Hardee County from the FCMBP in the previous reporting period (2022-2023). Approximately 2.6 million cubic yards of sand were returned to South Pasture and/or South Pasture Extension during this reporting year bringing the total returned to South Pasture to approximately 4.1 million cubic yards.

WC-1 is the only settling area within the mine site that has been actively receiving clays since the plant site was idled. This clay settling area did not receive any clay this reporting year. There has been approximately 7.3 million tons of clay that has been removed from the South Pasture Mine in areas that were processed at the FCMBP, of which 0.77 million tons were produced this reporting period. There has been approximately 6.5 million tons deposited into WC-1 thus far. The clay settling areas within the overall South Pasture Mine can only receive the amount of clays that have been produced through mining at the South Pasture Mine.

Mosaic would like to use a more holistic approach to clay disposal to maximize the amount of clay placed in settling areas. Any changes to this plan would require further permitting in conjunction with the adjacent Ona Mine. Mosaic submitted applications on October 3, 2023. Through the review process it was identified through hydrological modeling that combining the adjacent Ona Mine along with the South Pasture Mine would be best at this time since matrix from the Ona Mine is to be processed through the South Pasture Beneficiation Plant. Mosaic anticipates submitting a consolidation permit application for the Ona and South Pasture Mine in the second quarter of 2025. **Staff recommends conditioning the approval of the Annual Report on this application being filed with the County by May 31, 2025.**

The Aquifer Recharge and Recovery Program (ARRP) system totals 1,012 acres and was approved July 16, 2009 under resolution 2009-28. The intent of the ARRP was to show that water could be treated naturally through a series of wetland and reservoir systems to improve the water quality and then be injected back into the Floridan Aquifer to offset pumpage from the Floridan Aquifer. Testing of the ARRP was done through water quality sampling that was

compared to drinking water standards. Sampling began in January 2012 and continued for 25 months with summary results being shown on Table 1 located in Tab 11. All levels were meeting drinking water quality standards. While the water quality showed improvement as it moved through the system and met standards it still required additional treatment for fecal coliform prior to being injected in the Floridan Aquifer. The elevated fecal coliform levels have been attributed to the large amount of wildlife utilizing the area. The deep injection well has not yet been constructed among other injection process components. Condition P of resolution 2009-28 states *“In the event it is determined that the ARRP operation is permanently discontinued, the ARRP reservoir and treatment wetland dams shall be abandoned in accordance with local, state, and federal regulatory approvals and the lands within the reservoir and the treatment wetland shall be reconnected to the Lettis Creek basin. Such actions shall comply with the reclamation timelines required by Hardee County regulations.”*.

All the areas in North Pasture have been reclaimed and approved by Hardee County BoCC with the exception of Initial Settling Area (ISA) N-1. Initial reclamation activities commenced with the removal of the dredge and pipes that were utilized for pumping storm water into the ISA and dewatering activities are continuing. Initial pushing of the dam walls was completed during the 2020-2021 reporting period. The interior of the dam is being utilized for stormwater storage until the structures can be removed. Removal of the structures requires a redesign of the stormwater management system for the adjacent office complex and former plant site. Mosaic initiated the requisite permitting process during the 2023-2024 reporting period.

Reclamation activities in the South Pasture consisted of herbicide application for nuisance and exotic species, mowing, controlled burning, and supplemental planting. Sand tailings were placed in BC-03 and the water discharge structure that was placed in this unit to manage water discharged from WC-1 was removed. Initial reclamation activities continued in reclamation unit BC-01, which is actively being reclaimed with sand tailing placement, contouring and mucking of the wetlands and topsoiling and placing overburden in the upland areas.

The reclamation waiver application for reclamation parcels PB-3, CB-2, and BC-03 was approved under Resolution 2020-16 and provided an alternate reclamation schedule for these parcels. Mosaic has been submitting the 90-day status reports to the Mining Department as required per condition #5 of the resolution. Reclamation activities including modeling and placement of sand tailings have been completed as outlined in the resolution. Pumping sand tailings from the Initial Settling Area (ISA) into reclamation parcel PB-3 has continued. Sand from FCMBP was placed in BC-03 and the parcel recontoured. This parcel is on schedule to be completed by January 2024. The placement of the tailings in BC-03 has primarily been done where a pipeline will be placed for the clay line that is anticipated to be pumped back from the Four Corners plant site.

Mosaic submitted applications to Florida Department of Environmental Protection and to the Hardee County Mining Department to update the reclamation plans in the PB-3 and CB-2 parcels, this was part of the application that was submitted October 3, 2023. When it was identified through hydrology modeling that a consolidation of the South Pasture and Ona Mines would be beneficial, a request was made by Mosaic to extend the timeline for the permitting portion only of the reclamation schedule outlined under Resolution 2020-16. This request was

approved as part of Resolution 2024-83 and the consolidation permit application is anticipated to be submitted during the second quarter of 2025. Please refer to the table below for the status of all reclamation units that have been mined and/or disturbed for South Pasture Mine. The years depicted on this table are calendar years. It should also be noted that the South Pasture Mine areas that were mined prior to 2015 in which the current reclamation rates set forth through an updated mining ordinance.

South Pasture and South Pasture Extension
Disturbed and/or Mined Reclamation Parcel Status

LRU-Name	Mineral Extraction Completed	Backfilling/Recontouring		Initial Revegetation		Notes
		Scheduled	Completed	Scheduled	Completed	
EC1	2011	Clay Settling Area				Active Clay Settline Area
EC2	2012	Clay Settling Area				Active Clay Settline Area
EC3	Mineral Extraction initiated but not complete					Proposed Clay Settling Area
WC1	2014	Clay Settling Area				Active Clay Settline Area
WC2	2016	Clay Settling Area				Proposed Clay Settling Area
WC3	Mineral Extraction Completed in 2018					Proposed Clay Settling Area
E1	1999	Sand/Clay Mix Area			2015	
E2	2000	Sand/Clay Mix Area			2014	
E3	2001	Sand/Clay Mix Area			2013	Reclaimed but discharge structures still intact
E4	2003	Sand/Clay Mix Area				Dewatering
E5	2006	Sand/Clay Mix Area				Dewatering
E6	2008	Sand/Clay Mix Area				Dewatering
W1P1	1998	Sand/Clay Mix Area			2010	Aquifer Recharge & Recovery Program
W1P2	1998	Sand/Clay Mix Area			2010	Aquifer Recharge & Recovery Program
W2	2000	Sand/Clay Mix Area			2010	
W3	2003	Sand/Clay Mix Area				Under Reclamation
W4	2005	Sand/Clay Mix Area				Dewatering
W5	2007	Sand/Clay Mix Area				Stormwater storage
BC-1	2003	*	2004	*	2005	Reclamation Approved
BC-10	2018	2021	2021	2024	2021	
BC-2	2004	*	2007	*	2008	
BC-2(A)	2004	*	2007	*	2008	
BC-3	2008	*	2010	*	2011	
BC-3A	2013	*		*		Water recirculation ditch

* Mined prior to the current Mining Ordinance and therefore reclamation rates are based on mining operations

This table reflects reclamation completed by the end of the reporting period, which ended August 31, 2024.

South Pasture and South Pasture Extension
Disturbed and/or Mined Reclamation Parcel Status

LRU-Name	Mineral Extraction Completed	Backfilling/Recontouring		Initial Revegetation		Notes
		Scheduled	Completed	Scheduled	Completed	
BC-4	2009	*	2011	*	2012	
BC-5	2016	2019	2019	2022	2020	
BC-6	1997	*	2017	*	2018	
BC-7	2016	2019	2020	2022	2022	
BC-8	2016	2019	2020	2022	2022	
BC-9	Mineral Extraction initiated but not complete					Mineral Extraction not completed
CB-1	2016	2019	2024	2021	2024	Part of Settlement Agreement
CB-2	Mineral Extraction initiated but not complete					Mineral Extraction not completed
DB-2	1996	*	1998	*	1999	
DB-3	1996	*	1998	*	1999	
DB-3A	1996	*	1998	*	1999	Future Pipeline Corridor
DB-4	1996	*	2003	*	2004	
DB-5	1997	*	2003	*	2004	
DB-5A	1996	*	2003	*		Infrastructure Corridor
DB-6	1997	*	1998	*	1998	
DB-7	Mineral Extraction initiated but not complete					Mineral Extraction not completed
GS-1	2009	*	2011	*	2012	
GS-1A	2008	*		*		Infrastructure Corridor
HC-1	2006	*	2009	*	2010	
HC-2A	2015	*	2018	*	2020	
HC-2	2011	*	2013	*	2013	
PB-1	Mineral Extraction initiated but not complete					Mineral Extraction not completed
PB-2	Mineral Extraction initiated but not complete					Mineral Extraction not completed
PB-3	2016		2024		2024	Alternative Reclamation Schedule

* Mined prior to the current Mining Ordinance and therefore reclamation rates are based on mining operations

This table reflects reclamation completed by the end of the reporting period, which ended August 31, 2024.

South Pasture and South Pasture Extension
Disturbed and/or Mined Reclamation Parcel Status

LRU-Name	Mineral Extraction Completed	Backfilling/Recontouring		Initial Revegetation		Notes
		Scheduled	Completed	Scheduled	Completed	
PB-4	Mineral Extraction initiated but not complete					Mineral Extraction not completed
ST-1	2003	*	2004	*	2005	
BC-01	2020	2023	2023	2026	2023	
BC-02	Active Mining					
BC-03	2018	2021	2024	2024	2024	Alternative Reclamation Schedule
BC-04	Mineral Extraction initiated but not complete					
TC-03						
BC-05	Disturbed but not mined					Infrastructure Corridor
TC-04						Infrastructure Corridor
TC-05						Infrastructure Corridor
TC-06						Infrastructure Corridor
[C]-SPX2	Mineral Extraction initiated but not complete					Proposed Clay Settling Area
[C]-SPX3						Proposed Clay Settling Area
[C]-SPX4						Proposed Clay Settling Area

* Mined prior to the current Mining Ordinance and therefore reclamation rates are based on mining operations

This table reflects reclamation completed by the end of the reporting period, which ended August 31, 2024.

Environmental monitoring program data for air quality, surface water quality, ground water quality, radiation monitoring, continuous stream flow measurements, ground water level, and rainfall were reviewed, and all met conditions of the approved monitoring plans. Previous reports contained numerous equipment failures and data gaps throughout the environmental data submitted. The Mining Department and Mosaic staff worked closely together to address the data gaps and provide quality data that is relevant to the mine site and are contained within this submittal. The environmental monitoring data submitted in this report fluctuated with rainfall as expected and was within historic levels.

Pursuant to Section 13.03.05(C)(3) of the Hardee County Mining Ordinance: “Each year at the time of Annual Review, the Applicant/Operator shall furnish to the Board evidence of financial responsibility updated to the anniversary date.”

One method to satisfy this requirement is to provide “A financial statement which has been audited and certified without qualification by a certified public accountant giving, indication of ability to respond to liability in the amounts determined according to the above schedule...” If the financial statements are more than 60 days old, additional certifications are required.

The Annual Report for the South Pasture Mine calculates liability amounts of ~\$195 million.

In the Annual Report, Mosaic proposes to meet this requirement by providing a copy of a 10-K annual report to the Securities and Exchange Commission filed by its parent company. While the SEC report includes financial audit information performed by a certified public accountant, the report is an aggregate financial statement of all thirty subsidiary companies owned by the Mosaic parent company. Mosaic Fertilizer LLC is one subsidiary which owns the mining facilities in Hardee County. The financial assurances to Hardee County are not separately addressed in the auditor’s report. Additionally, the 2023 SEC report is more than 60 days old, which requires additional certifications under section 13.03.05(C)(3) of the Hardee County Mining Ordinance. **Therefore, Staff recommends conditioning the acceptance of this Annual Report on supplemental financial assurance specific to Mosaic Fertilizer LLC being submitted to the Mining Department by May 31, 2025.**

Staff recommends approval of the 2023-2024 Annual Report with the following conditions:

- Sand balance for sand removed from South Pasture Mine areas that are processed at Four Corners Beneficiation Plant and sand returned to South Pasture Mine must be submitted to the Hardee County Mining Department on a monthly basis.
- Mosaic will submit three (3) copies of the Annual Report to the Mining Department for review on the anniversary/report due date. Then subsequent to the staff review, twenty-five (25) copies with any potential revisions will be submitted for distribution at least three (3) weeks prior to the Public Hearing.
- Mosaic will submit its application to combine the Ona and South Pasture Mines by May 31, 2025.
- Mosaic will submit supplemental financial assurances specific to Mosaic Fertilizer LLC, meeting the requirements of the HCMO by May 31, 2025.