

Mosaic Fertilizer, LLC

Summary of Expert Opinion Testimony

Mosaic Fertilizer, LLC has requested a rezoning from A-10 to Phosphate Mining Industrial (PM-I). The PM-I zoning district permits both mining and non-mining uses. It does not authorize any phosphate mining activity: Phosphate mining requires approval, in a quasi-judicial hearing, of a Mining Master Plan and subsequent Operating Permit. For this reason, rezoning to PM-I has little impact on the surrounding community.

The first part of Mosaic's presentation will focus on generalized impacts of mining relative to the fifteen (15) considerations for approval of a rezoning and is intended to meet the applicant's burden of establishing consistency with the comprehensive plan and compliance with DeSoto County's land development regulations.

The second part of Mosaic's presentation will focus with more specificity on the anticipated impacts of the DeSoto Mine. This information is provided in response to questions asked during the Planning Commission hearing and is above and beyond what is required for approval of the rezoning request. With respect to the information presented in the second part of the presentation, note that all effects of the proposed DeSoto Mine will be addressed in much greater detail in the Mining Master Plan and Operating Permit review and approval processes. If during those processes, the Board of County Commissioners determines that significant adverse effects of mining have not been resolved or mitigated, the Board will deny the Mining Master Plan and the Operating Permit, which are required in order to mine.

I. Rezoning to PM-I

Shelley Thornton

An overview of phosphate mining versus fertilizer manufacturing will be provided.

- No fertilizer manufacturing plants or gypsum stacks proposed in DeSoto County

The rezoning application will be summarized with maps and exhibits depicting:

- Location of Generalized Phosphate Mining Overlay District
- Location of Current PMI-Zoning District Boundaries
- Location of Proposed PM-I Zoning District Boundaries
- Acreage of proposed PM-I rezoning vs. acreage of existing PM-I zoning district

Status of state and federal permitting efforts will be presented.

- FDEP Environmental Resource Permit has been issued, which, pursuant to express language of the Comprehensive Plan is evidence of

An anticipated permitting timeframe will be presented.

Gary Uebelhoer

The proximity of the proposed mine to existing residential uses will be discussed.

Data on anticipated noise, light and glare and vibration will be presented establishing:

- Setbacks required in the DeSoto LDR's protect neighbors from disturbance
- Noise levels experienced by neighbors will be less than the acceptable living standards as established international, federal and state standards
- Light levels at 500 feet from the mine site will be equivalent to a full moon
- Nearest neighbor to the plant is approximately one mile away – light effects from the plant will be imperceptible
- Vibration at required setback distance will be barely noticeable by persons

Impacts to air quality from dust will be discussed establishing:

- Best Management Practices, including water trucks, perimeter berms and land clearing limited to the area required at any given time will maintain acceptable air quality standards
- Based on experience of South Pasture Mine, dust is generated at levels only slightly above pre-mining levels and at levels well below acceptable air quality standards

Matt Ray, MAI

Mr. Ray researched and analyzed recent sales of properties located proximate to an active or recently active phosphate mine and compared them to like-kind properties located distant from a phosphate mine in Hardee, Manatee and Hillsborough Counties. An overview of the study, including any negative impacts on property value mining on adjacent or nearby property will be presented establishing:

- There is no market evidence of negatively impacted property values due to phosphate mining in Hardee, Manatee and Hillsborough Counties when comparing sales of properties which are proximate to active mining operations to similar, like-kind properties which are located distant from a mine.
- The DeSoto Mine will not negatively impact property values for those properties which are located in close proximity to the mine.

Steven Henry

Using traffic counts from similar phosphate mining operations, Mr. Henry examined the anticipated impact to peak hour travel along the roadways adjacent to the rezoning site. An overview of the transportation findings and graphic presentations of mining traffic relative to existing traffic conditions will be presented.

- Mine traffic will account for less than 5% of the adopted level of service on the adjacent roadway system.
- Peak hour traffic, with the addition of mine traffic will remain within DeSoto County's adopted level of service.
- Railroad operations will not degrade the level of service of S.R. 70 below an acceptable level of service.

Darren Stowe

Mr. Stowe has evaluated each of the fifteen (15) considerations for a rezoning. Each consideration will each be addressed establishing:

- Request is consistent with the Comprehensive Plan and specifically implements the intent of the Generalized Phosphate Mining Overlay District.
- The Mosaic application for rezoning is consistent with the DeSoto County LDRs.
- The application is in conformance with all fifteen (15) considerations and such finding is supported by data and analysis presented by Mosaic's expert witnesses.

II. Impacts of the Proposed DeSoto Mine

Scott Wuitschick, P.E.

Mr. Wuitschick will discuss clay settling areas ("CSAs"), including the following topics:

- Functions and need
- Design, construction, and operation
- Reclamation
- Post-reclamation uses

Bill Brammell

Mr. Brammell will present:

- Findings of the species studies conducted on the DeSoto Mine site
- Specific conservation practices for wildlife and wildlife habitats
- Approved Wildlife Habitat Management Plan
- Wildlife utilization of reclaimed land
- Protection of sensitive areas during mining and reclamation
- Overview of current reclamation practices
- Data and statistics on Mosaic's Florida land reclamation

Russell Schweiss

Mr. Schweiss will detail the current uses on Mosaic's post-mined lands. Current uses include, but are not limited to:

- Silviculture
- Row Crops
- Cow/calf operation and cattle leases
- Sod
- Hoop houses
- Commercial fishing
- Recreation