

Non-Phosphate Mining Text Amendment

One Ad Published: No Responses

An applicant-initiated LDC Text Amendment to add an exemption for fill material excavations associated with phosphate mines and gypsum stacks.

LDC Section 227	Filling and Excavating Land
LDC Section 303	Conditional Use Criteria – Non-Phosphate Mining

- ***Removes Level 3 Review requirements*** for fill material excavation necessary for site management activities associated with an approved phosphate mine or gypsum stack.
 - *All materials and hauling must stay onsite;*
 - *Requires a distance separation of 1,000-feet from residential areas; and,*
 - *Requires approval from FDEP.*
- ***Cleans up “Gray Area”*** in the Code between excavation for site management and mining for commercial purposes.
- ***Eliminates Redundancy*** in review process.
- ***Consistent*** with Comprehensive Plan & Land Development Code.
- ***Staff Recommends APPROVAL.*** ***BoCC Dates:*** October 7, 2025
October 21, 2025

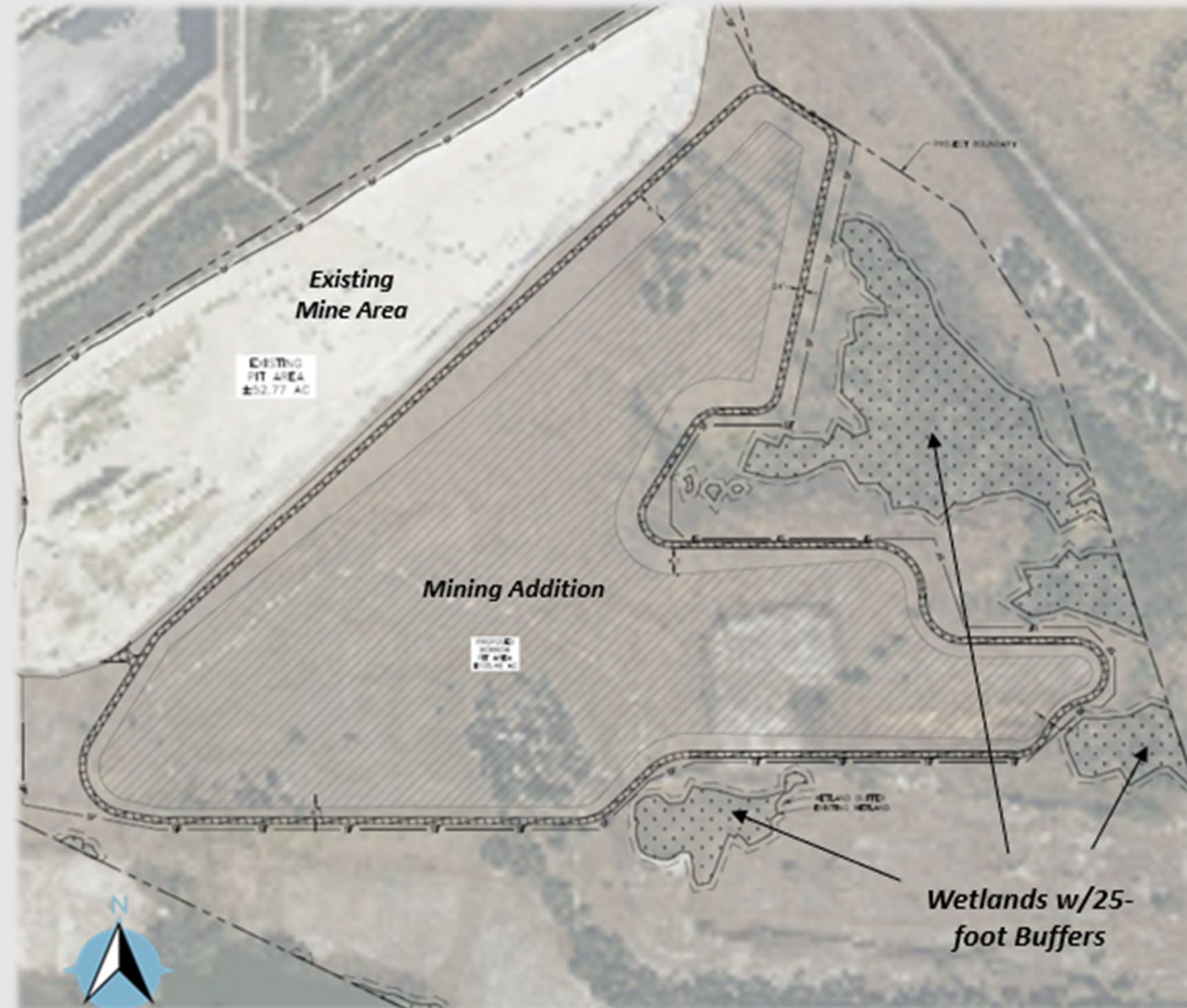


LDCT-2025-13

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Current Situation:

- LDC Section 227 allows soil excavation up to 8,000 cubic yards without a mining approval.
- Non-Phosphate Mining is defined as the “Extraction of limerock, sand, peat, clay, and soil from the earth for **commercial purposes.**”
- Approval in all FLU Districts is a Level 3 Review.
- The scale of site improvements with approved phosphate mines and gypsum stacks ensures a Level 3 Review, though there are no offsite impacts or compatibility issues.
- LDCU-2024-18 approved 7-0 on August 7, 2024.





LDCT-2025-13

Non-Phosphate Mining Text Amendment

Proposal:

- Adds an exemption to LDC Sections 227 and 303 to provide for fill material extraction on sites approved for phosphate mines and gypsum stacks.
- Will eliminate the need for a Level 3 Review.
- Must have prior FDEP approval.
- Must be 1,000 feet from residential uses.
- No material is to leave the site.



Staff Recommends Approval:

- Very limited in scope, relating only to approved phosphate mines and gypsum stacks.
- As proposed, this activity will have no bearing on external compatibilities or impacts to public infrastructure.
- Oversight remains with the state.
- Eliminates confusion and redundancy in review.
- Consistent with Comprehensive Plan & LDC.

