

LDCU-2024-38 & LDDRI-2024-1

South Fort Meade Mine DRI Extension

Requests to amend a condition of approval in CU 18-06 and to adopt a resolution for a 20-year time extension to continue processing mined material at the South Fort Meade Mine

Parcel #	Multiple Parcels including 253225-000000-011020 (+/- 17,508.5 acres total)
FLUM	Phosphate Mining (PM) & Agricultural/Residential Rural (A/RR)

- *LDCU-2024-38 will amend a condition in CU 18-06 to extend the life of the facility by 20 years.*
- *LDDRI-2024-1 will amend and adopt a Resolution to extend the life of the facility by 20 years.*
- *New expiration date of November 4, 2045.*
- *The South Fort Meade Mine DRI was first approved in 1981.*
- *No site plan changes, additional construction, land expansion, or amendment to the haul route proposed.*
- ***Consistent*** with Comprehensive Plan & Land Development Code.
- ***Compatible*** with Surrounding Uses.
- *Staff Recommends **APPROVAL**.*
- ***BoCC Date of March 4, 2025***

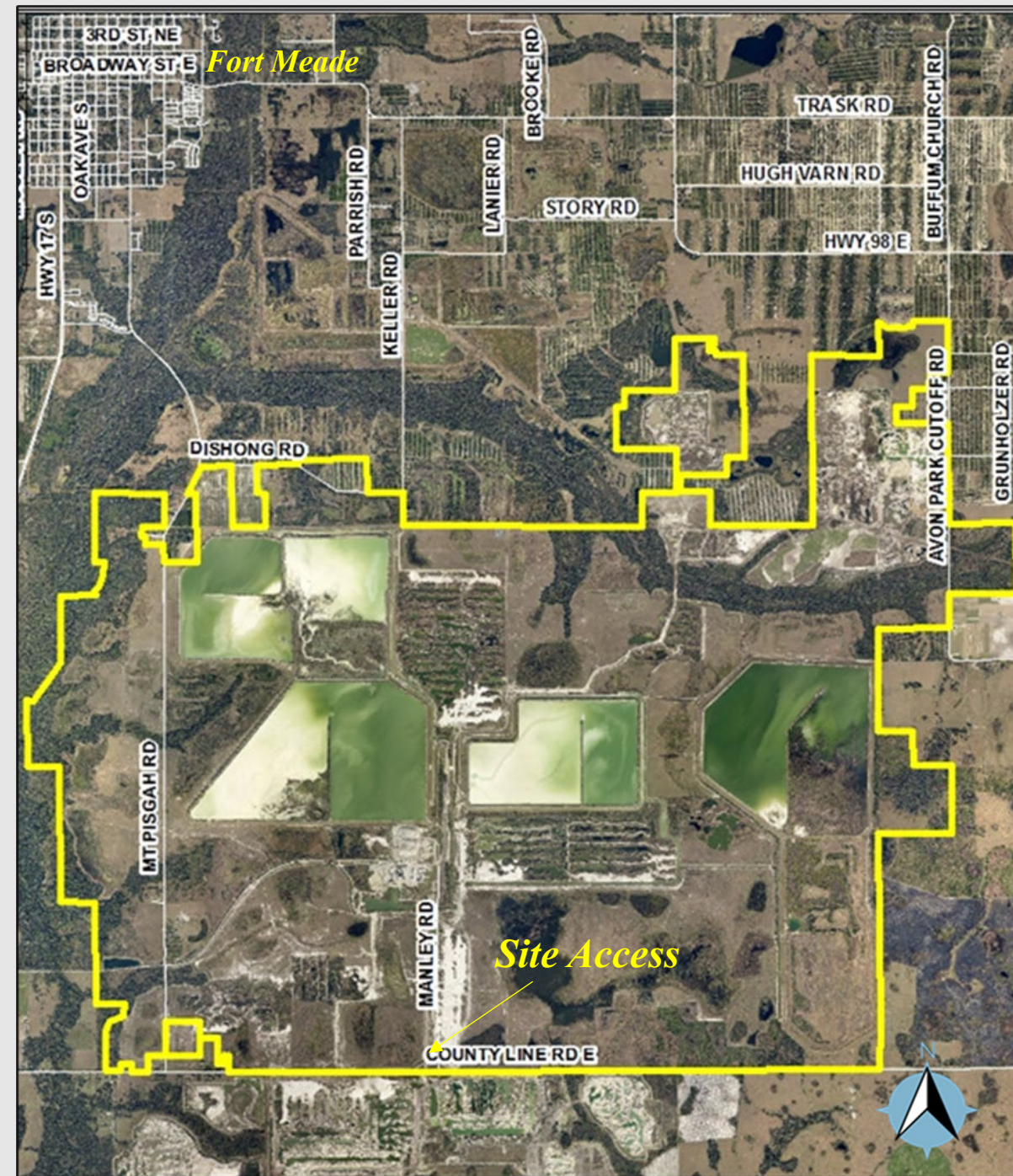
For both cases:

57 Mailers on 1/21

6 signs on 1/17

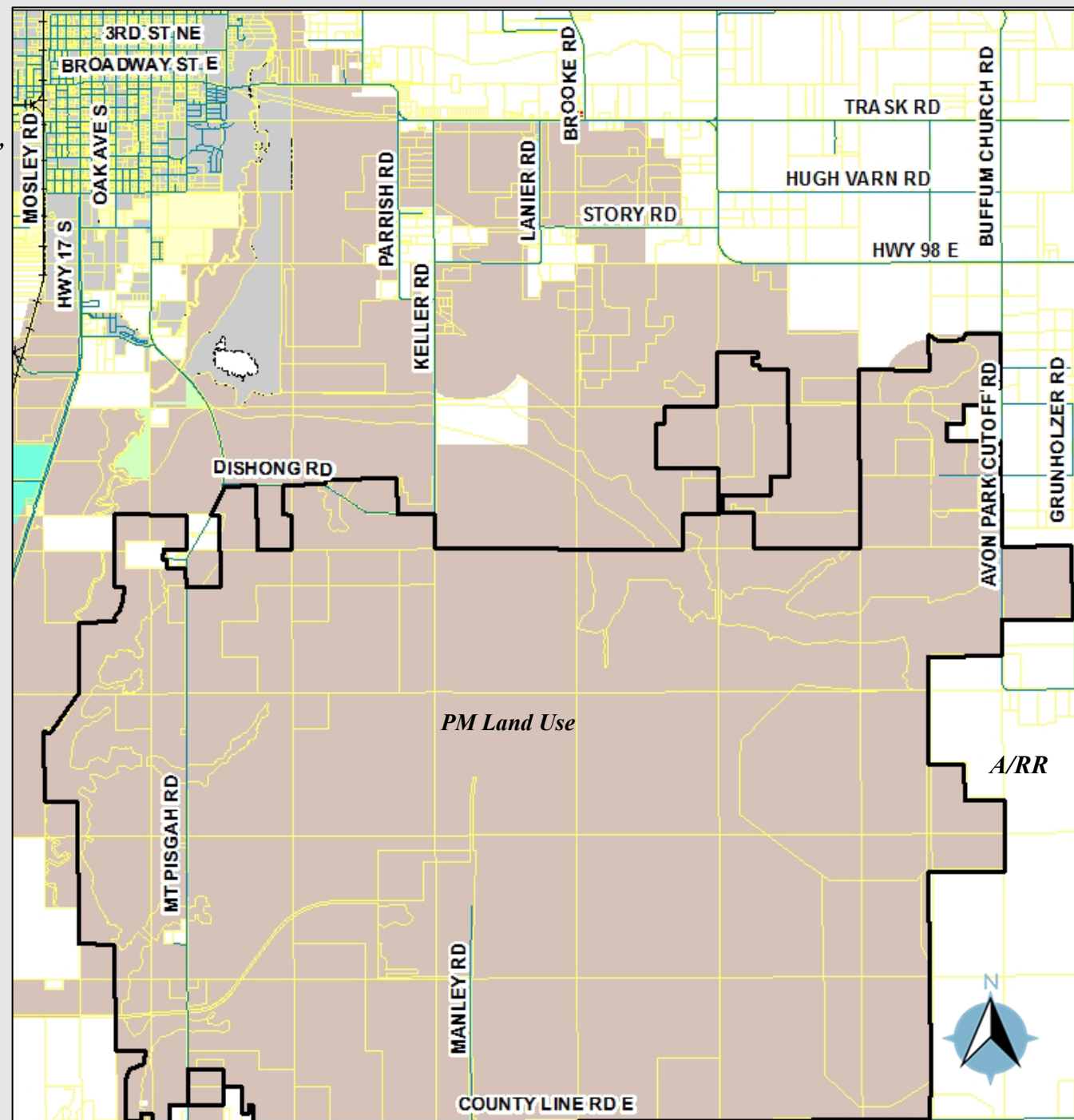
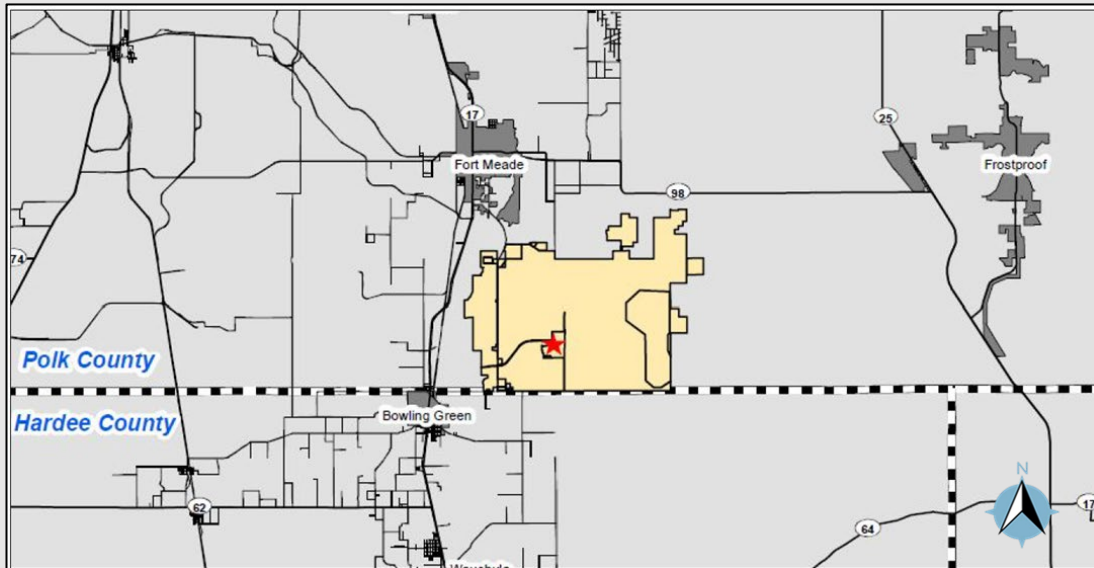
1 legal ad on 1/19

2 emails in opposition



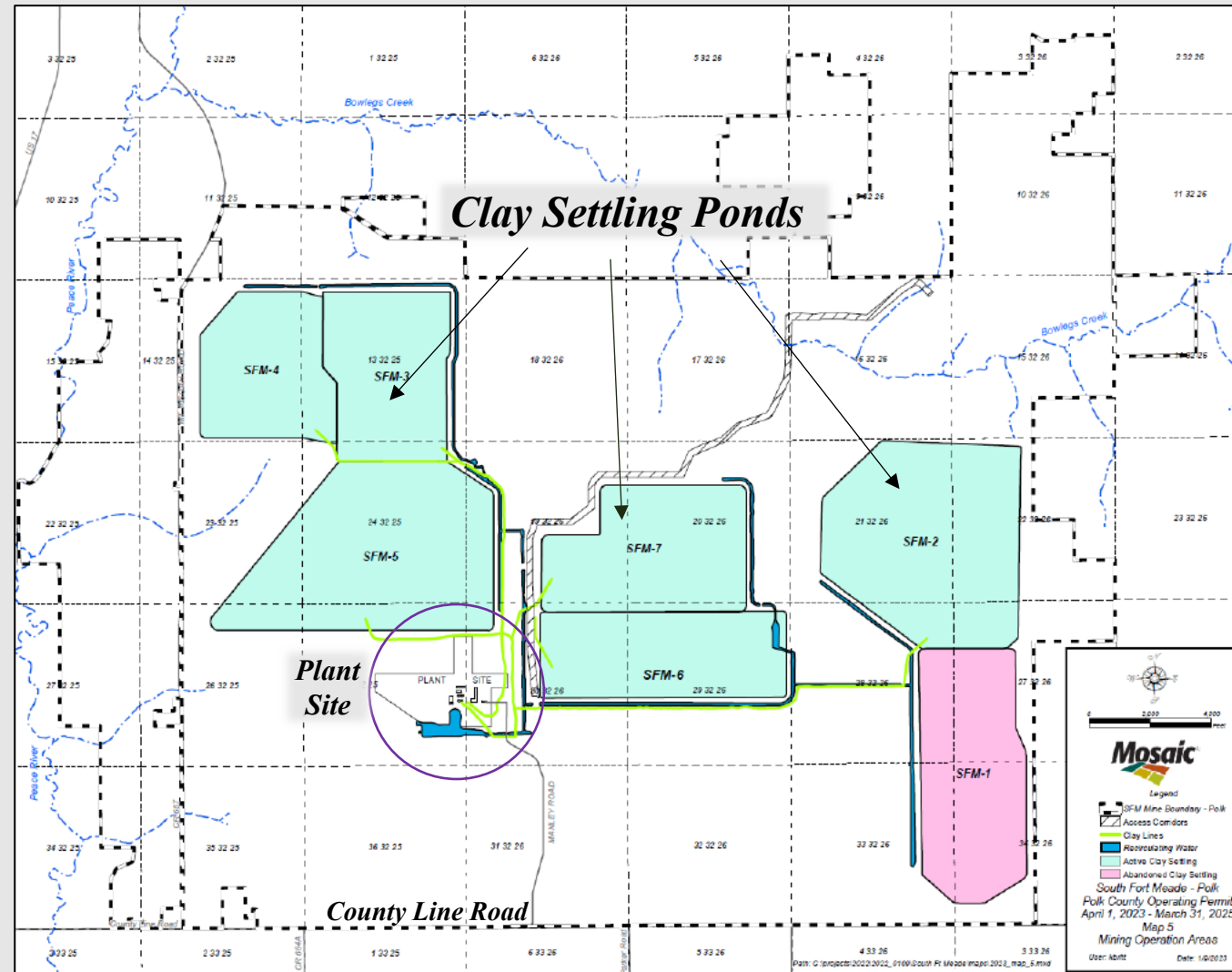
Background Information:

- *The SFM DRI has a mine, beneficiation plant, clay settling areas, sand tail disposal areas, and a water recirculation system, all components of phosphate mining operations.*
- *Mine approved in 1981 with multiple modifications and vested by state statute.*
- *Most recent modification allowed 268 trucks to bring mine material from Hardee County (CU 18-06).*
- *Access from County Line Road and Manley Road (private).*
- *No impact on public utilities.*
- *State monitors potential impacts to wetlands and endangered species.*



The Request

- In Polk County CU 18-06 and Resolution 18-007 were approved in February 2018 with a condition of approval and expiration date for the life of the mine of September 22, 2021.
- This was granted an extension through state statute for events like hurricanes to November 4, 2025.
- On July 24, 2023, the Hardee County Board of County Commissioners approved an extension to December 31, 2040, for phosphate mines in that county.
- To continue to process the mined material from Hardee County, this request is needed to extend to Development Order (LDDRI-2024-1) and amend the Condition of Approval (LDCU-2024-38).
- The new expiration date for the SFM DRI Development Order will be set for November 4, 2045.
- Approval of these applications will be limited to the time extension only. It will not approve further land acquisition, construction, changes to haul routes, or otherwise approve changes in operations.



Staff Recommends Approval:

- **Compatible** with Surrounding Uses.
 - Located in PM District.
 - Long history onsite.
 - Beneficiation Plant over 1.5 miles from nearest home.
 - Bermed and vegetated around the site.
- No further impact on Service & Infrastructure.
- **Consistent** with Comprehensive Plan & LDC.
- Major economic driver in Polk County.

Table 5	
The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:	
Whether the proposed development is consistent with all relevant requirements of this Code;	Yes, this request is consistent with the LDC, specifically Table 2.1, Section 303, and Section 907 which govern Phosphate Mining and Level 4 Reviews. These can be found in the Findings of Fact in the staff report.
Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;	Yes, this request is consistent with the Comprehensive Plan, as reviewed above.
Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and	Yes, the request is compatible with surrounding uses and the general character of the area, as noted in the staff report.
How the concurrency requirements will be met if the development were built.	This request will not require concurrency determinations from utilities, the School Board, or TPO. The impact on public services can be found in the staff report.

