

PHOSPHATE MINING SELECTED AREA STUDY

PURPOSE STATEMENT

The Polk County Comprehensive Plan defines Selected Area Studies as *“enhanced planning tools for future detailed planning of areas that warrant special review and/or planning of greater specificity than that included within the general guidelines of the Plan’s objectives and policies or the Land Use Map Series.”*

The Polk County Long Range Planning Division is proposing to conduct a Selected Area Study of the lands with a Future land Use designation of Phosphate Mining. The proposed study area is generally defined as the south-west portion of the Polk County (south of Lakeland and west of State Road 17 plus the area south of Fort Meade east of State Road 17). The exact study area will be defined as part of the planning process.

The purpose of the Selected Area Study (SAS) is to develop a vision and supporting plan for the future that recognizes and protects existing community resources while establishing a framework for quality growth. This SAS will establish a long-term vision for the phosphate mining region using a planning process that will:

- Protect existing property rights and land use options under the Comprehensive Plan;
- Recognize the unique characteristics of the subject area – the current “sense of place”;
- Identify sustainable locations for non-residential and residential land uses;
- Direct and encourage compatible growth to occur in appropriate areas at the appropriate time;
- Create transitional areas between non-residential and residential land uses;
- Provide additional land use options and establish minimum standards for quality growth;
- Promote infrastructure investments and policies that support growth in targeted areas;
- Support continued and expanded agricultural operations;
- Protect and preserve natural, reclaimed, and community resources;
- Provide voluntary, incentive-based options to conserve open space, wildlife habitat and other natural resources; and
- Encourage the creation of a viable connected system of natural lands and working agriculture.

Ameé Bailey GISP, CFM
Senior Planner
Long Range Planning Division
Comprehensive Planning
Section of Growth Management

Phone: 863-534-7691
ameebailey@polk-county.net

Polk County Board of County
Commissioners

330 West Church Street
Bartow, FL 33831-9005
Phone: 863-534-6486
Fax: 863-534-6471
www.polk-county.net



(Continued on page 2)

Phosphate Mining Review Group:



Ameé Bailey GISP, CFM
Senior Planner
Long Range Planning Division
Comprehensive Planning
Section of Growth Management

Phone: 863-534-7691
ameebailey@polk-county.net

Polk County Board of County
Commissioners

330 West Church Street
Bartow, FL 33831-9005
Phone: 863-534-6486
Fax: 863-534-6471
www.polk-county.net

PHOSPHATE MINING SELECTED AREA STUDY

To ensure the success of this study effort, the Long Range Planning Division proposes to partner with the local cities (Mulberry, Fort Meade, Bartow); adjacent counties (Hillsborough, Hardee, Manatee); State Agencies (FDEP, FFWCC, CFRPC, etc.); mining industry (Mosaic Company, Clear Springs, US Agri Chemicals, etc.); community representatives (Bradley Junction, Nichols, etc.); large landowners; and other stakeholders. Staff will form a Focus Group comprised of partners and stakeholders to guide the study efforts.

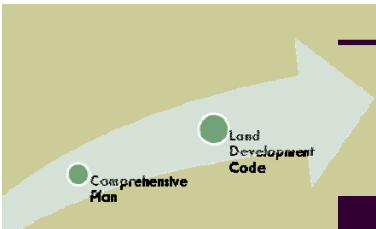
The Focus Group Meetings will be advertised, and the public will be encouraged to attend and participate in these meetings. One goal is to analyze future growth patterns and needs for the phosphate mining lands and surrounding area as mining diminishes in Polk County. Staff will attempt to build consensus during the development of the SAS. The ultimate goal is to build broad-based community support for the study recommendations and to receive the endorsement of the affected jurisdictions. This will help to ensure the successful implementation of the SAS.

The SAS/SAP process includes three (3) phases:

- Phase 1 - Analyze Existing Conditions
 - Environmental, historic and community resources
 - Mining or Reclamation Status
 - Infrastructure and community services
- Phase 2- Develop Long-Term Vision
 - Preserve existing character and “sense of place”
 - Protect existing resources
 - Support existing and future economic activity
 - Visualize future growth
- Phase 3- Prepare Implementation Plan
 - County and City Coordination
 - Quality Growth Strategies
 - Future Land Uses
 - Development Incentives and Minimum Standards

It will take approximately 18-24 months to complete the SAS. Some of the interim work products can assist the subject local governments with existing and continuing planning issues.

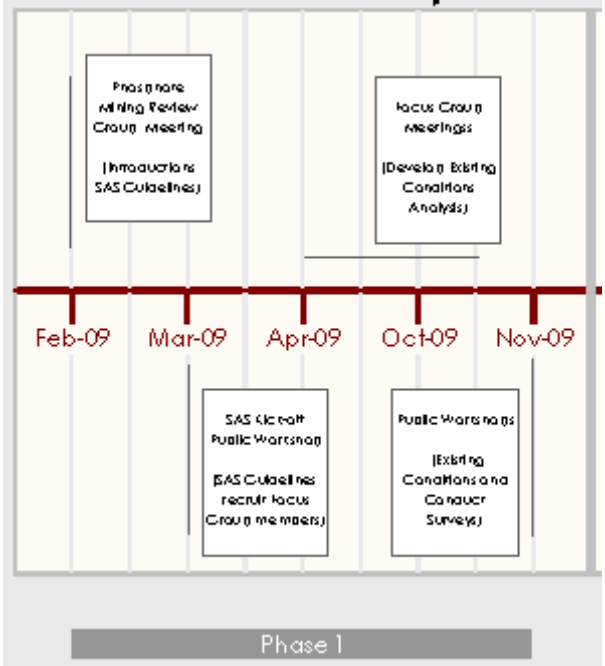




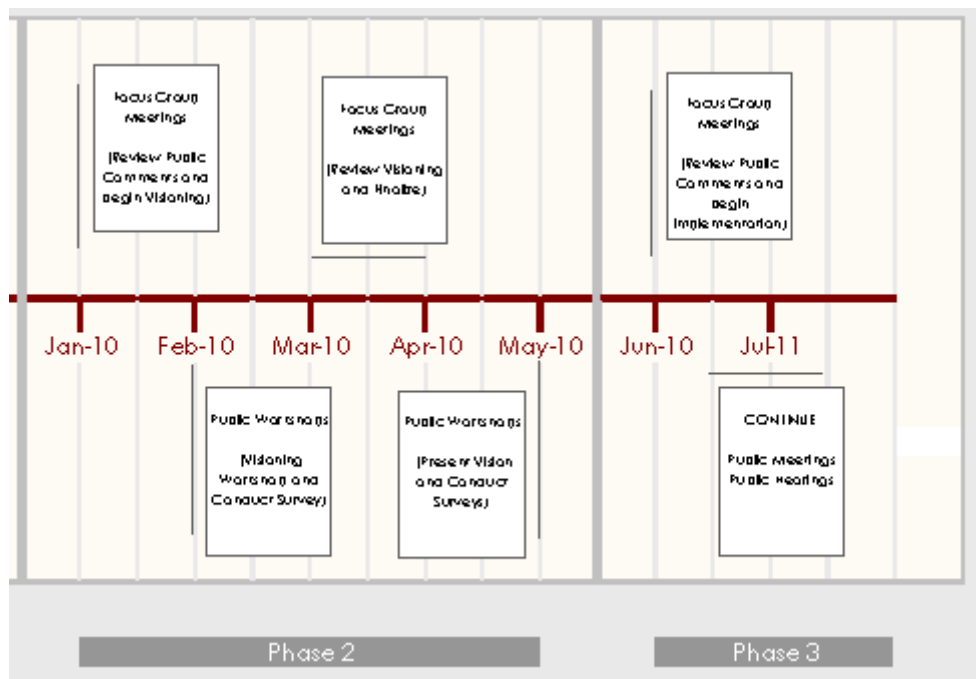
PHOSPHATE MINING SELECTED AREA STUDY

Draft Timeline:

The Selected Area Study (SAS) process encompasses Phase 1, while the Selected Area Plan (SAP) process begins in Phase 2. Phase 1 or the SAS will kick-off in the first quarter of 2009. Public workshops will be held in the community to inform citizens of the SAS. A focus group will be formed to direct the SAS meeting monthly. A document will be produced to describe the existing conditions. Once the draft document is prepared, it will be presented to the public through public workshops in the community. The public will have an opportunity to comment and the document will be finalized. This process is expected to wrap-up towards the end of 2009.



Phase 2 is expected to begin the first of 2010 with Phase 3 starting around the middle of the year. Phase 3 includes the adoption of Comprehensive Plan policies and Land Development Code text. The adoption process could continue into 2011.



Ameé Bailey GISP, CFM
Senior Planner
Long Range Planning Division
Comprehensive Planning
Section of Growth Management

Phone: 863-534-7691
ameebailey@polk-county.net

Polk County Board of County Commissioners

330 West Church Street
Bartow, FL 33831-9005
Phone: 863-534-6486
Fax: 863-534-6471
www.polk-county.net

