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# PHOSPHATE MINING SELECTED AREA STUDY (SAS)

Volume I, Issue I

Spring 2009

## Special SAS Components:

- Public Awareness
- Public Involvement
- Protect
- Incentivize
- Create Benefits

## How are we doing?

We are on the web.  
[www.polk-county.net/projects](http://www.polk-county.net/projects)

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## Purpose of Meeting

The Polk County Long Range Planning Division is seeking input from surrounding municipalities, local landowners/residents, community and environmental groups, interested governmental agencies, and other public/private stakeholders. Input will be gathered through a series of Community and Focus Group Meetings.

The purpose of the Phosphate Mining Selected Area Study (SAS) is to:

- Develop a vision;
- Create a Future Land Use plan for areas that previously supported the phosphate mining industry;
- Establish a framework for quality growth and plan implementation; and
- Recognize and protect existing resources.



Some of the preliminary goals hoped to be achieved through the study:

Some areas may be suitable for new uses such as recreation, residential, and/or business opportunities.

- Protect environmentally sensitive and quality reclaimed areas;
- Preserve the rural, agricultural, and historical characteristics identified within the study area that contribute to the sense of "place";
- Develop a land use conversion process supported by quality mine status data; and
- Promote additional economic development opportunities within this area.

## Agenda

The meeting will consist of an open house, presentation by County Staff, and a question and answer period. Staff will:

- Define Selected Area Studies and their purpose;
- Describe the SAS 3-step process;
- Specific some goals for the SAS;
- Review the Timeline/ Schedule;
- Gather public input on study issues; and
- Request volunteers for the Focus Group.

## Study Area

The proposed study area is generally defined as the south-west portion of Polk County that is south of Lakeland and along both sides of State Road 17 plus the area south and southeast of Fort Meade. The exact study area will be defined as part of the planning process.

The map on Page 4 shows the area with the Future Land Use Designation of Phosphate Mining for Unincorporated Polk County.



Agriculture is one of the possible future uses of mined land.

## What is an SAS

The Polk County Comprehensive Plan defines Selected Area Studies (SAS) 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.”

Simply put, it's a study used to develop a plan for the future in a specific area.

## The SAS Process

**The SAS will take approximately 24 months to complete.**

### Phase I - Analyze Existing Conditions

- Environmental, historic and community resources
- Mining or Reclamation Status
- Infrastructure and community services

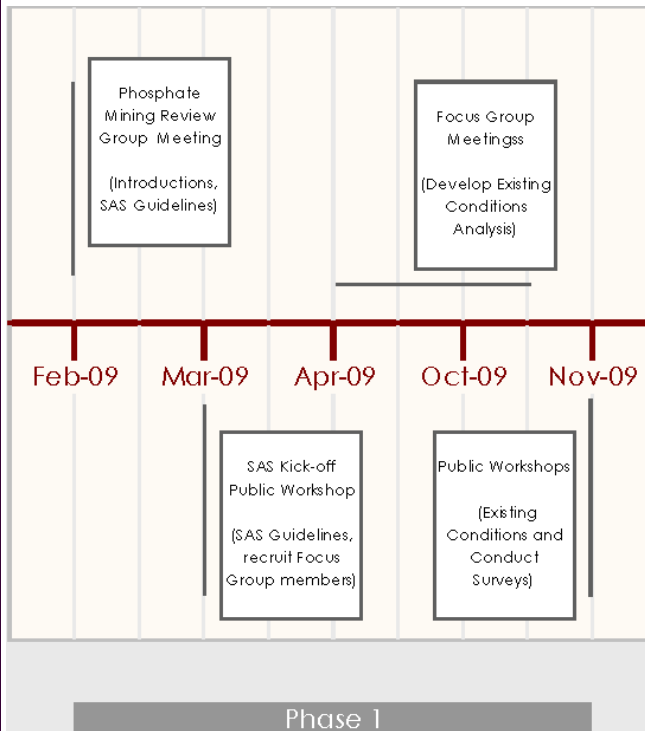
### Phase 2 - Develop Long Term Vision

- 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

## SAS DRAFT Timeline for Phase 1



Phase I of the SAS will kick off in the first quarter of 2009. Public workshops will be held to inform citizens of the SAS and gain feedback. A Focus Group will be formed to direct the SAS process and content. Focus Groups typically meet monthly. Once a draft Existing Conditions document is prepared, it will be presented to the public through another series of public workshops in the communities. The public will have an opportunity to comment and the document will be finalized. Phase I 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. Each phase will incorporate public workshops. Phase 2 will develop the vision and Phase 3 will create the plan to support the vision. Phase 3 may include the adoption of Comprehensive Plan polices and Land Development Code regulation. The adoption of text into these documents could continue into 2011.

## Public Participation

Public participation and broad-based community support will be vital components of this study effort. Public workshops will be held at the beginning and end of each phase of the study. These meetings will update the public on the status of the study and allow for public input. Your input and evaluation of the study products are crucial to the success of the final products (site conditions, vision for the future, and policies) and the overall success of the study.

Staff will actively seek the participation of surrounding municipalities (Mulberry, Fort Meade, Bartow); adjacent counties (Hillsborough, Hardee, Manatee); landowners and area residents (Bradley Junction, Nichols, etc.); community and environmental groups; interested governmental agencies (FDEP, FFWCC, CFRPC, etc.); mining industry representatives (Mosaic Company, Clear Springs, US Agri Chemicals, etc.); and other public/private stakeholders in order to complete the study. Proper notification and advertisement will be conducted for each public meeting.

## Focus Group

Staff will form a Focus Group (made up from the diverse group listed above) to help guide the study efforts. The use of a Focus Group will allow for the ideas and concerns of the community to be expressed in a more structured, smaller setting. Focus Group members will meet on a regular basis to discuss a desired vision for future growth within the SAS boundary. The Focus Group Meetings will be advertised, and the public will be encouraged to attend and participate in these meetings.

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.

## SAS Goals

### Protects

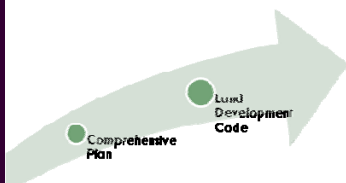
- Property Rights
- Environment
- Agriculture
- Industry

### Incentives

- Land Use options
- Preservation of natural resources
- Growth in desired locations
- Infrastructure Investments
- Economic Development

### Benefits

- Analyze and Plan
- Public Vision
- Focus Group Leadership
- Public Awareness and Involvement
- Consensus Based



## Phosphate Mining Review Group:



**The Phosphate Mining Review Group was established in 2001 to review applications that involved land in the Phosphate Mining District.**

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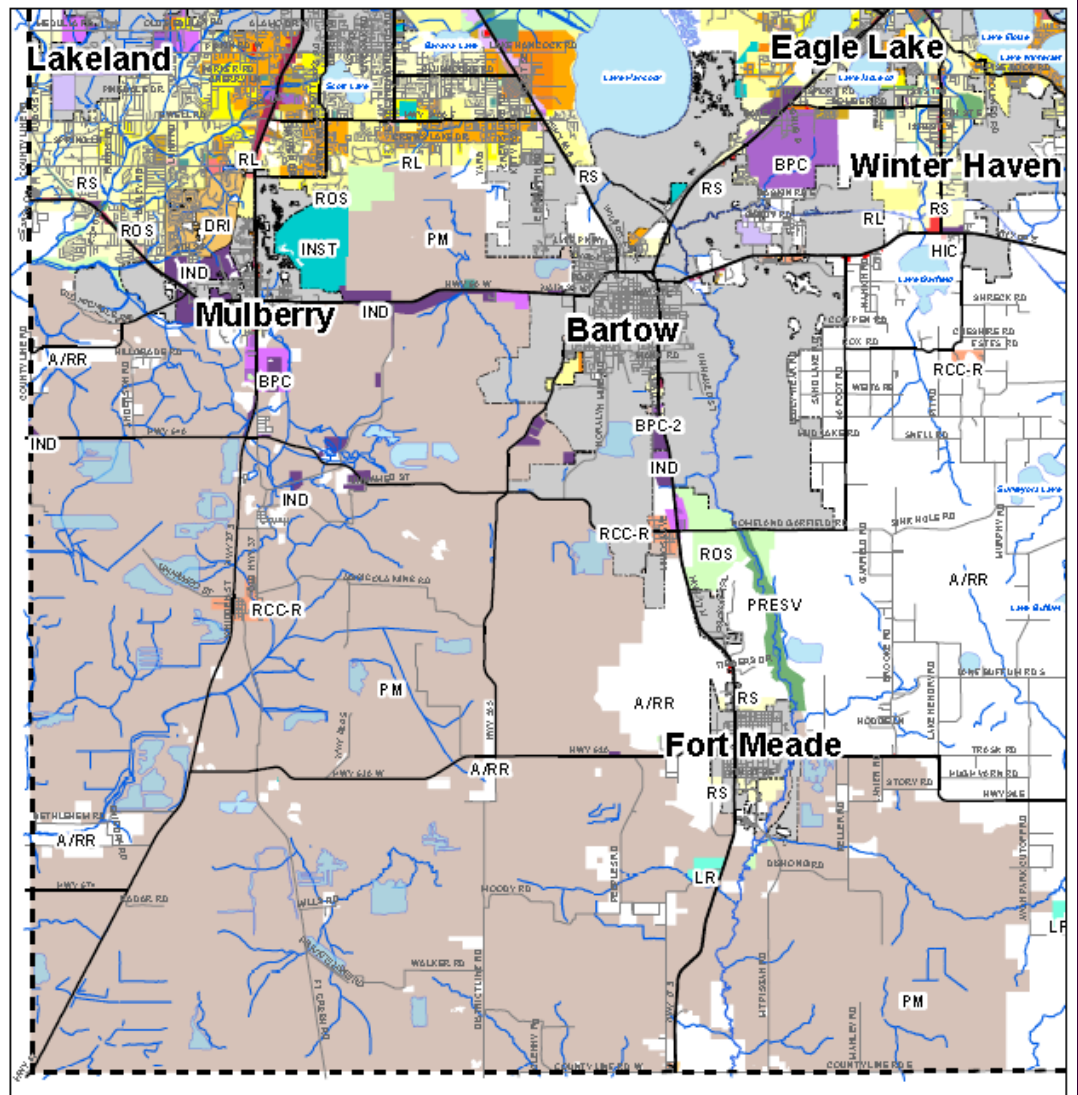
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## Polk County Future Land Use Map



Prepared by:  
Polk County  
Board of County Commissioners  
Long Range Planning Division  
March 2009

- Waterbodies
- County Boundary
- Municipalities
- Agricultural/Residential Rural Land Use District
- Phosphate Mining Land Use District



## Phosphate Mining

The Phosphate Mining Future Land Use District shown above is approximately 187,000 acres and encompasses 14% of the county. The district has historically supported mining and allied industries. Much of the district is now owned by the Mosaic Company.



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