

Comprehensive Plan and Land Development Code Land Use Considerations

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ECT

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Zoning/Land Use Compatibility

Comprehensive Plan

Policy 2.2.1.8.2 - Mining is allowable use in Agricultural/Rural future land use category

- Properties to north, west, and south are also designated AG/R
- Land to east is in the Hardee County mining overlay

Policy 2.11.1.4 - Permit the consideration of all new mineral resource extraction activities in AG/R category

- Mining is permitted to west, north, and east
- Extension of existing mining activities



Zoning/Land Use Compatibility

Policy 2.1.2.3 - New development compatible with existing development

- **Four Corners Mine**
- **Jameson Tract and NE Parcels**
- **Fort Green Southern Reserves**

Policy 2.5.1.1 - Designate areas for long-term agriculture

- **Mining is temporary use**
- **Reclamation to low-intensity agricultural use**

Zoning/Land Use Compatibility

Policy 2.6.1.1 – Mitigate potential incompatibilities

- Proposed mining is compatible
- Will comply with the requirements of Mining Ordinance

Land Development Code

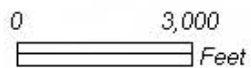
Change in Conditions - Extension of existing, contiguous mining activities

Proposed Zoning - Allows for mining, which is compatible with mining activities to the west, north, and east



Current Status

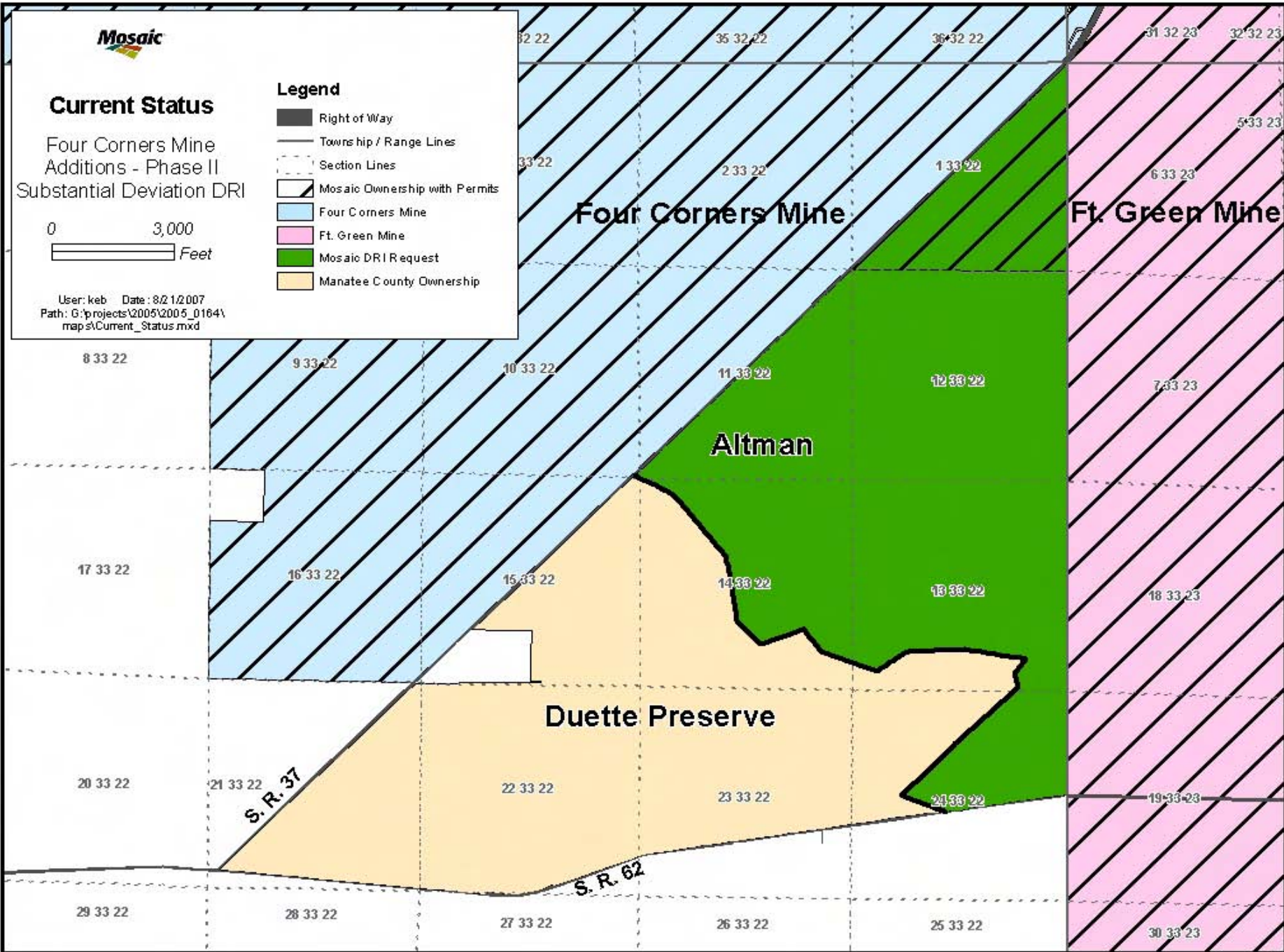
Four Corners Mine
Additions - Phase II
Substantial Deviation DRI



User: keb Date: 8/21/2007
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maps\Current_Status.mxd

Legend

- Right of Way
- Township / Range Lines
- Section Lines
- Mosaic Ownership with Permits
- Four Corners Mine
- Ft. Green Mine
- Mosaic DRI Request
- Manatee County Ownership



Zoning/Land Use Compatibility

Public Improvements Conflict:

- **No public services or facilities improvements will be required**
- **No impact to population density or development intensity**

Public Health, Safety, and Welfare:

- **Very limited residential development that is closer to existing mining activities**
- **In keeping with land use activities to west, north, and east**

Historic Resources:

- **Site-specific survey revealed no onsite historic resources**

Watershed Overlay

- **Land swap with County predicated on Altman Tract being located outside of the Lake Manatee Watershed Overlay District**
- **Mining application predates establishment of Peace River Overlay District**
- **Although compliance is not required:**
 - **The headwaters of Horse Creek,**
 - **The wetlands of Central Marsh, and**
 - **The surrounding uplands will be incorporated into a preservation area subject to a Conservation Easement**

Policy 3.3.1.1 – Avoidance and Minimization

- **No available technology exists to allow resource extraction without impact to surface of land**
- **Preservation of the central marsh and headwaters of Horse Creek**
- **Preservation of 46 percent of all onsite wetlands (335 acres)**
- **Balance between policies which allow resource extraction and policies which address wetland encroachment**
- **Post-mining mitigation of wetland impacts as required by Policy 3.3.1.3**

Mineral Resource Extraction

Objective 3.4.2 - Promote efficient, environmentally sound utilization and extraction of mineral resources

- Proven reserves
- Extension of existing mining in area
- Preservation area/Conservation Easement part of approved Environmental Resources Permit
- Best Management Practices
- Adherence to Mining Ordinance

Mineral Resource Extraction

Policy 3.4.2.1 - Prohibit adverse environmental or land use impacts

- DRI, Master Mine Plan, Conceptual Reclamation Plan, ERP approval demonstrate balance between mineral extraction and natural resource protection and restoration
- Minimize degree and duration of environmental impacts

Policy 3.4.2.2 - Require reclamation plan preparation and implementation

- DRI, MMP, CRP, and ERP provide reclamation plan that will meet or exceed the requirements of the Manatee County mining ordinance

Mineral Resource Extraction

Policy 3.4.2.3 - Use water conserving extraction methods

- Mosaic has greatly reduced Floridan aquifer withdrawals
- No new ground water withdrawal permits required
- Recycle process water, no new outfall permits required



Conclusions

- **Balance between mineral resource extraction and wetland protection**
- **Consistent with Surrounding Land Uses**
- **Consistent with Land Development Code**

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