

Demonstration of Need

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

The request is to amend the portions of the Property's Future Land Use ("FLU") from Agriculture/Rural Residential ("A/RR") to Phosphate Mining ("PM") for the Property's existing phosphogypsum ("gypsum") stack system ("PSS"). The Property was the recipient of an incorrect FLU designation upon the adoption of the County's Comprehensive Plan (the "Plan") in 1991. This request and the existing Facility uses are consistent within the Rural Development Area ("RDA"), permissible within the PM FLU, and do not generate sprawl.

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

No. This request does not introduce a significant amount of urban development to occur in a rural area. The existing Facility is compatible with the PM FLU designation and within the RDA.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

No. The existing land uses and land use classifications surrounding the Property are compatible with a PM FLU. This Request within the RDA does not encourage radial, strip, isolated, or ribbon patterns.

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

No. Existing agriculture uses are permissible adjacent to the Property. The existing Facility predates the adoption of the Plan.

5. Could the proposed amendment fail to maximize existing public facilities and services?

The existing Facility has a minimal impact on public facilities and services. All uses within the RDA should have minimal to no impact on facilities/services.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

The Facility is existing and the Request is consistent with the public facilities requirements. Any future development will adhere to the County Land Development Code ("LDC").

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

No. The Property is within the RDA and an existing Facility. The type of development that typically disproportionately increases the cost of providing public facilities and services (i.e. residential development) is not compatible with the PM FLU designation.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

No. The Property is within the RDA and the existing Facility is a use that is compatible with numerous RDA Plan Policies (e.g. Obj. 2.108-A and Policy 2.108-A1).

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

The amendment will not discourage or inhibit in-fill development or redevelopment of existing neighborhoods and communities. The PM FLU is a permissible land use classification within the RDA.

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

The PM FLU is a permissible land use classification in the RDA. Phosphate mining operations are the types of uses found in the PM FLU category and specific land uses (i.e. residential) are not permissible within the PM FLU category.

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

No. Any new development will adhere to the County LDC.

12. As a result of approval of this amendment, how much open space will be lost?

The amendment does not change the amount of open space on the Property. This Request is to correct the existing portions of the Property with an A/RR FLU to PM.