Urban Expansion Area Task Force

October 16, 2017

Agricultural Policies of the CDMP

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Miami-Dade County Department of Regulatory and Economic Resources

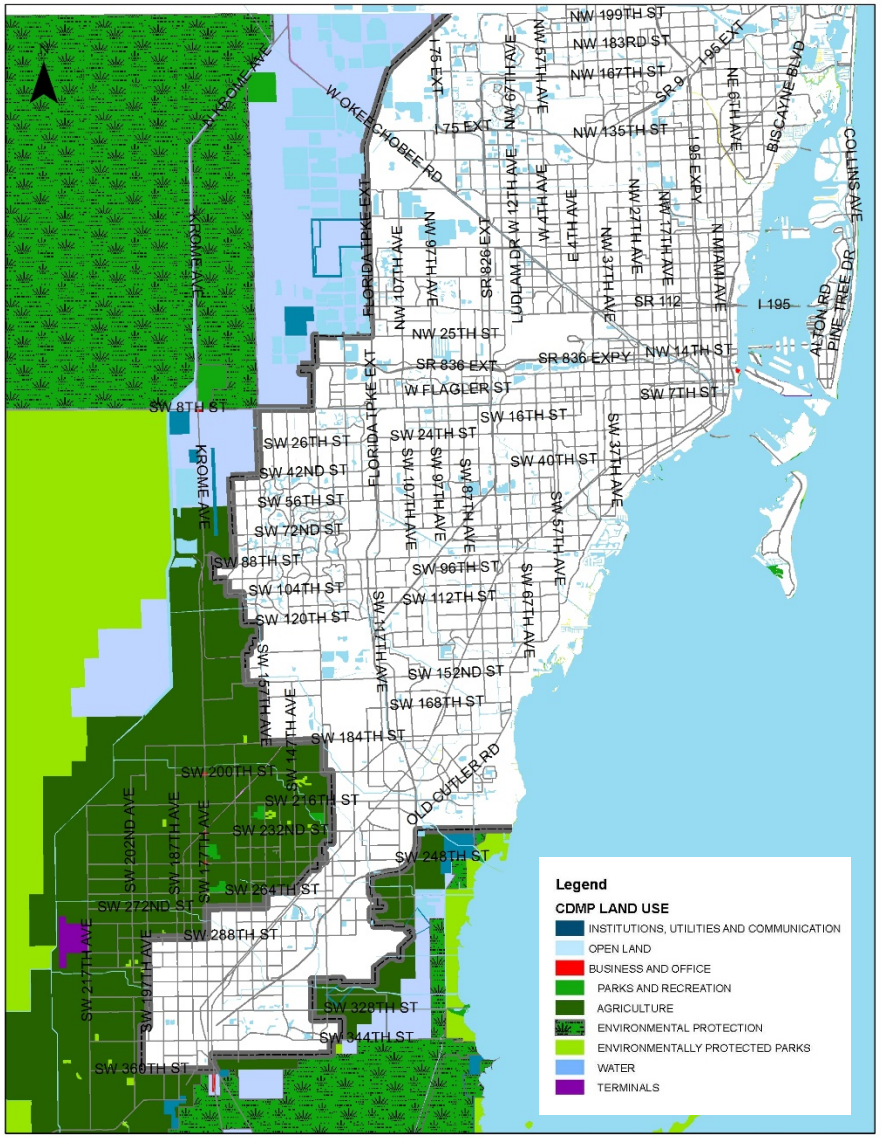
CDMP Principles

- Encouraging agriculture as a viable economic use of suitable lands is a long-standing principle of the CDMP.

CDMP Land Uses

CDMP Land Uses:

- "Agriculture"
- "Open Land"



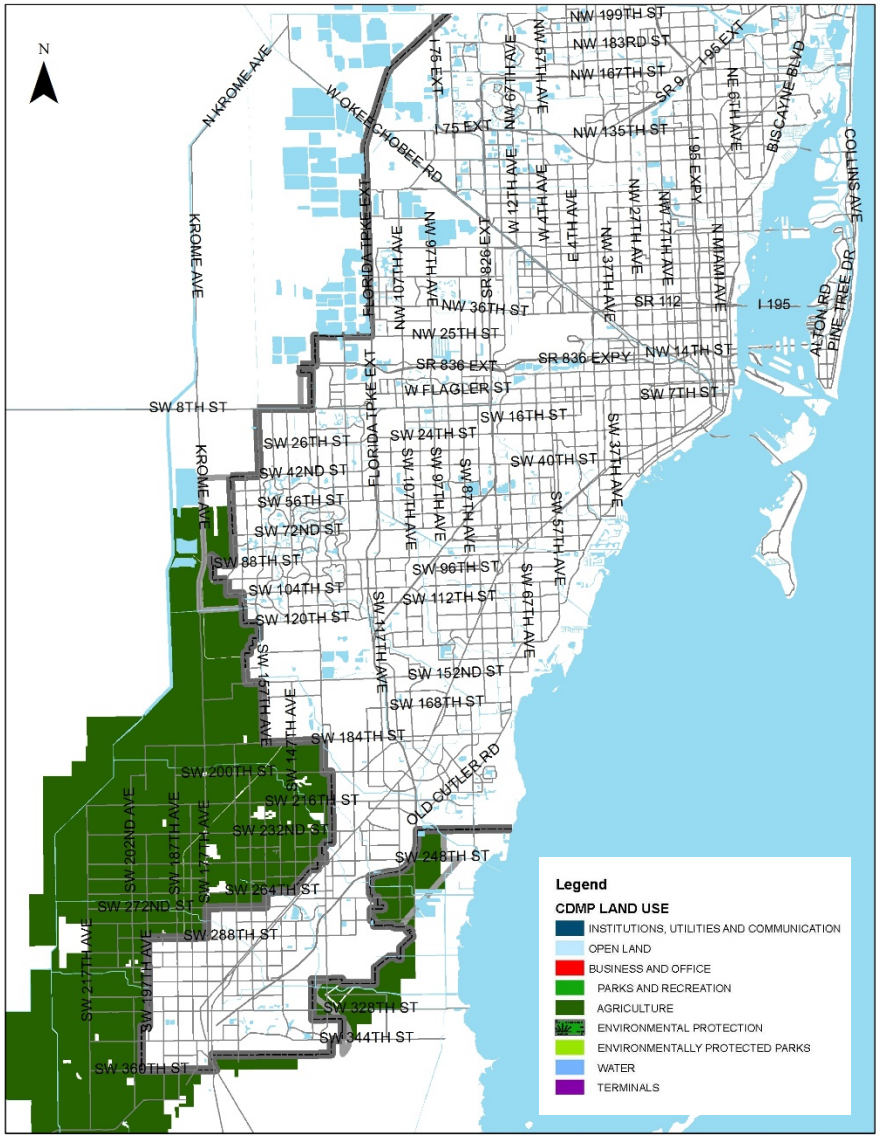
CDMP Land Uses

"Agriculture" – agriculture and ancillary and supportive uses, and farm residences (density: 1 du/5 acres).

Supporting Uses - agricultural products from Florida (winery exception); farm supplies.

Uses to support the rural residential community (ex. churches)

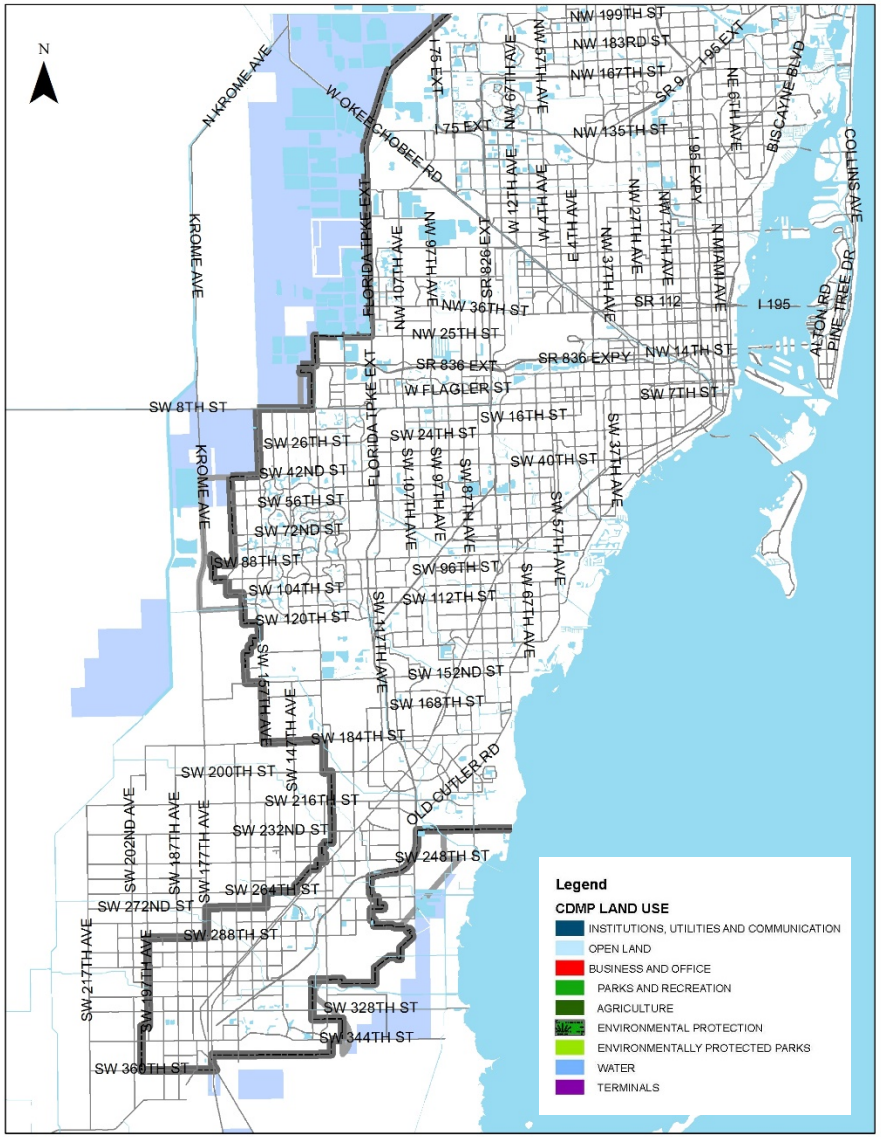
Other Uses - ecotourism and agritourism, utility uses, and bed and breakfast establishments.



CDMP Land Uses

"Open Land" – agriculture, limestone quarrying, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses and rural residences (1 du per 5 acres in all Subareas except East Everglades).

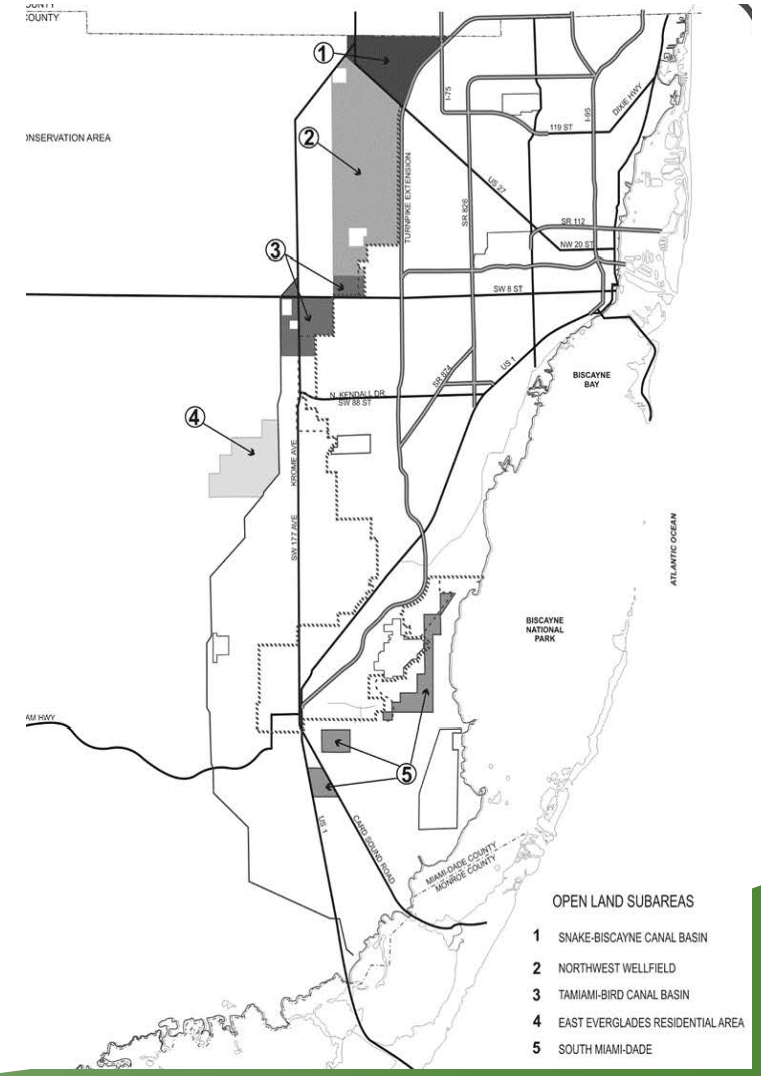
Most of the Open Land area is within the Lake Belt area defined by state law (373.4149, F.S.) and the County's Rockmining Overlay Zoning Area.



CDMP Land Uses

"Open Land" - Separated into five subareas. Other uses by Subarea (ex. commercial vehicles in Subarea 1)

Seasonal Agriculture. Subareas 2, 3 and 5 only allow for "seasonal agriculture" - agricultural activities which occur during November through April on land at natural elevation, or which occur during May through October on land that is bedded or filled to an elevation at or above MDC flood criteria, and given that no additional off-site drainage will occur.



UDB Expansion Criteria

- Policy LU-8H. Applications requesting expansion of the UDB must:
  - provide for non-residential needs of future residents;
  - have a min. density of ten (10) dwelling units per acre;
  - participate in the Purchase of Development Rights or Transfer of Development Rights programs;
  - have a min. intensity of 0.25 FAR;
  - provide buffering to adjacent agricultural lands;
  - promote bicycle and pedestrian accessibility;
  - not inhibit infill and redevelopment efforts within the UDB;
  - not leave intervening parcels outside of the UDB;
  - have a positive net fiscal impact to County.

Urban Development Boundary

- **Policy LU-8G.** When considering land areas to add to the UDB, after demonstrating that a need exists, the following areas shall not be considered:
  - The Northwest Wellfield Protection Area and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
  - Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the SFWMD;
  - The Redland area south of Eureka Drive;
  - HARB accident potential zones

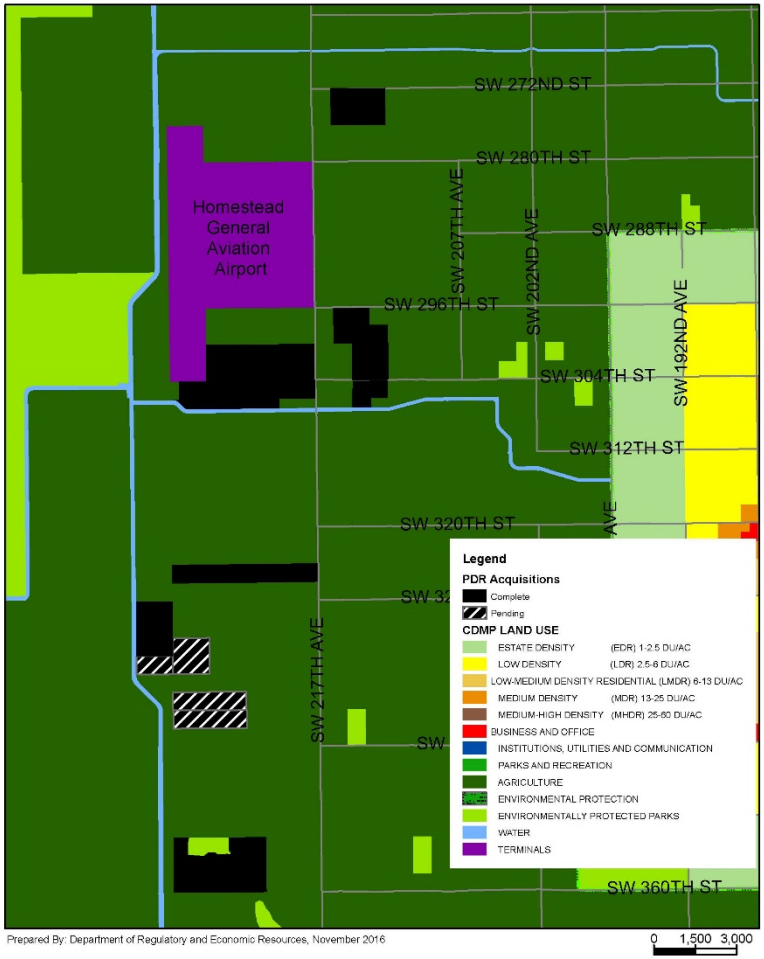
Urban Development Boundary

- **Policy LU-8G.** When considering land areas to add to the UDB, after demonstrating that a need exists, the following areas shall be avoided:
  - Future Wetlands delineated in the Conservation and Land Use Element and land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);
  - Coastal High Hazard Areas east of the Atlantic Coastal Ridge;
  - Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports

Other CDMP Policies

- Policy LU-1R. MDC shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. MDC shall adopt a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights program.

- Agricultural TDR program needs to work in conjunction with PDR and severable use rights programs.

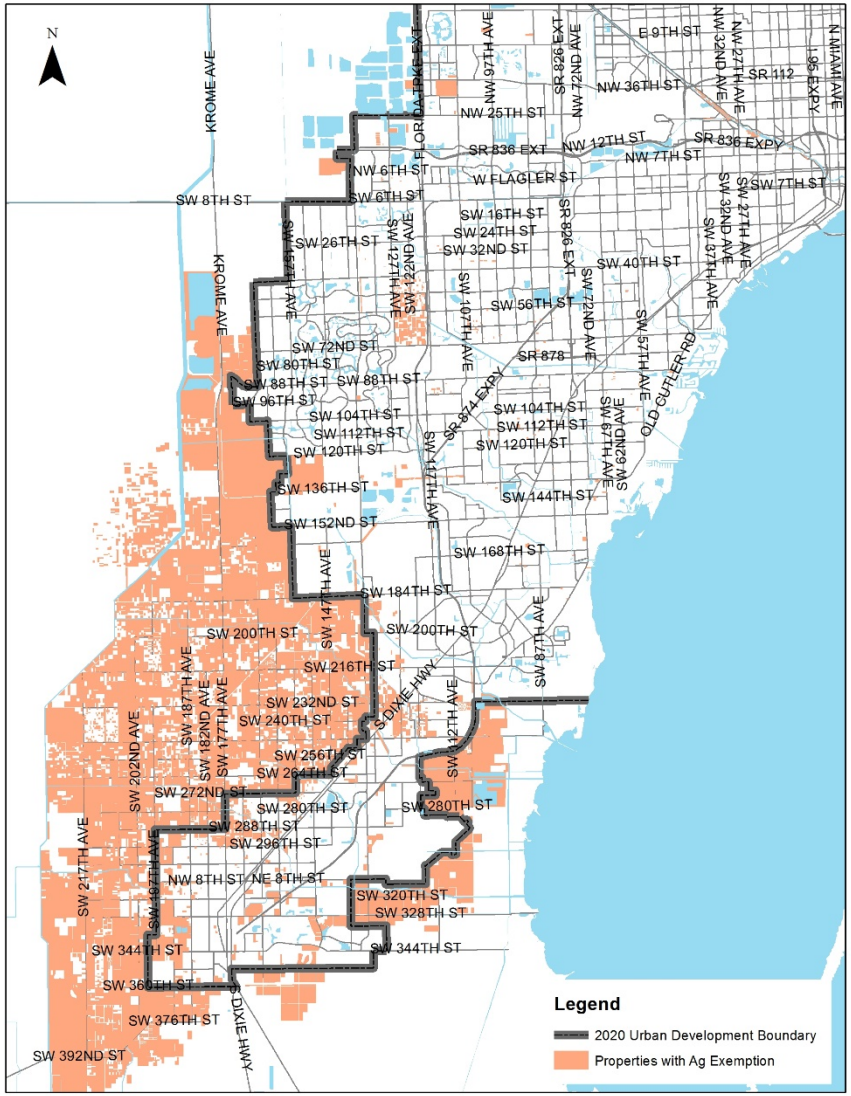


Purchase of Development Rights Acquistions

Agricultural Properties

Where are agricultural uses occurring

?



Miami-Dade County Department of Regulatory and Economic Resources, Planning Division

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Miami-Dade County 2040
Your Vision, Your Impact

www.miamidade.gov/planning/ear-2018.asp

Miami-Dade County Agriculture

MIAMI-DADE COUNTY

The impact

- More than $600 million in annual sales
- $2 billion annual economic impact
- +/-20,000 direct and indirect jobs
- $132 million in annual direct farm labor payroll

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Ranking

- Only sub tropical growing region in the continental United States
- #2 county in Florida based on crop value
- #22 in USA based on crop value
- Rank #1 in Florida for snap beans, nursery products, avocados & tropicals
- #2 in Florida for sweet corn & squash

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Major Agricultural Crops

- Ornamental plants
- Vegetables
- Fruit
- Ornamental fish

Lands Classified Agriculture by Miami-Dade Property Appraiser

Code	Description	Outside UDB	Inside UDB	Total Acreage
5100	ROW CROPS	22,032.53	2,254.93	24,287.46
6100	IMPROVED PASTURE	1,248.12	933.82	2,181.94
6150	SEMI-IMPROVED PASTURE	57.85	10.77	68.62
6500	MIXED ANIMALS	122.25	23.76	146.01
6660	FRUITS/GROVES	13,570.67	1,276.78	14,847.45
6680	TREE NURSERY	5,411.28	631.94	6,043.22
6700	POULTRY	13.83	4.73	18.56
6730	RABBITS	7.51	0.04	7.55
6740	BEES	7.22	23.78	31.00
6760	FISH	52.58	5.23	57.81
6810	HORSE BOARDING AND BREEDING	493.22	358.58	851.80
6830	GOATS	4.94	1.07	6.01
6840	SHEEP	22.11	-	22.11
6910	CONTAINER NURSERY	8,281.13	679.24	8,960.37
6930	IN GROUND NURSERY	715.19	80.93	796.12
Total		**52,040.43**	**6,285.60**	**58,326.03**

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Major Markets

- US East Coast
- Canada
- Caribbean
- Europe

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Growth Sectors

- Asian fruit/vegetables
- Latin fruit/vegetables
- Flowering/indoor container plants
- Agritourism

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Issues

- Foreign competition
- In-state competition
- Phytosanitary
- Regulations
- Disasters
- Water
- Land ownership patterns

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Office of the Agricultural Manager

Regulatory and Economic Resources Department

Miami-Dade County

305-971-5091

http://www.miamidade.gov/business/agriculture.asp

Miami-Dade County Purchase of Development Rights Program

Program History

In 2004 Miami-Dade County voters approved the Building Better Communities General Obligation Bond Program. As part of the bond program, the residents of Miami-Dade County voted to expend $30 million for the acquisition of development rights agricultural property through a purchase of development rights program.

In 2016, the Board of County Commissioners allocated $10 Million to beach re-nourishment program, with promise to return the $10 Million through other sources.

MIAMI-DADE COUNTY

What is a Purchase of Development Rights Program (PDR)?

PDR programs began in the 1970's as a way to preserve the farmland from the rapid loss to development. They are used successfully in many jurisdictions around the Country.

Miami-Dade County utilizes its PDR program to purchase conservation easements that limit the residential development opportunity on viable agricultural properties.

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Continued

Only lands with available density outside the UDB, designated agriculture by the CDMP map and currently farmed are eligible for the program.

The purchase of these rights will help to ensure that the property will remain undeveloped and available for agricultural uses.

Benefits include the ability to maintain the rural character of the agricultural area, a more diversified economic base, aquifer recharge and an improved quality of life.

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Miami-Dade County PDR Process

Property Owner Application

Review by Staff

Review Criteria
Soil, Contiguity, Size, Cost, Viability of Use, Historical Use

Recommendation to the County Commission

Approval by the Board of County Commissioners

Conservation Easement Recorded

County Monitors Compliance

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Current Program Status

- Easements acquired on 664 acres
- 142 acres in process of closing
- Approximately $13 million spent to date
- All acquisitions have been acquired with grant funding from the USDA, with more than $6.3 million in matching grant funds received.
- Making the Counties net expenditures approximately $7 million

MIAMI-DADE COUNTY

Office of the Agricultural Manager

A Division of the

Regulatory and Economic Resources Department

Miami-Dade County

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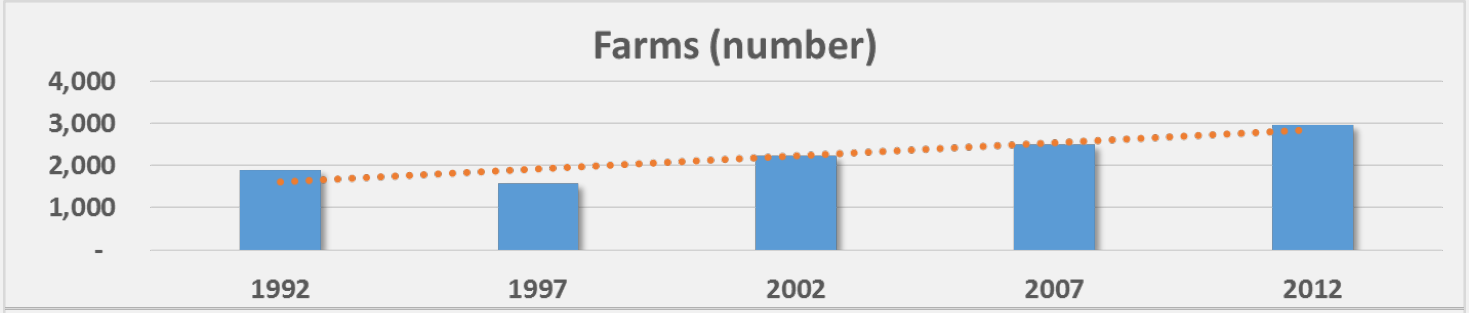
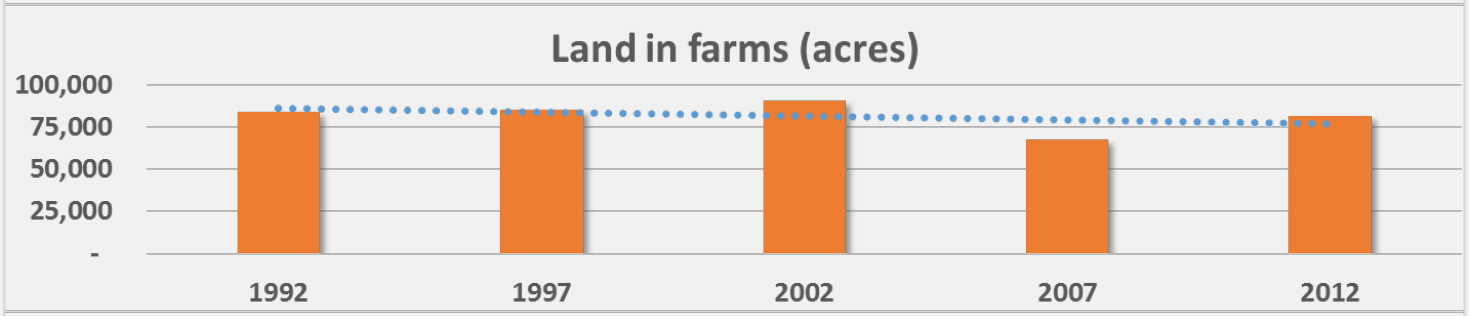
Agricultural Land Use Trends and Projections

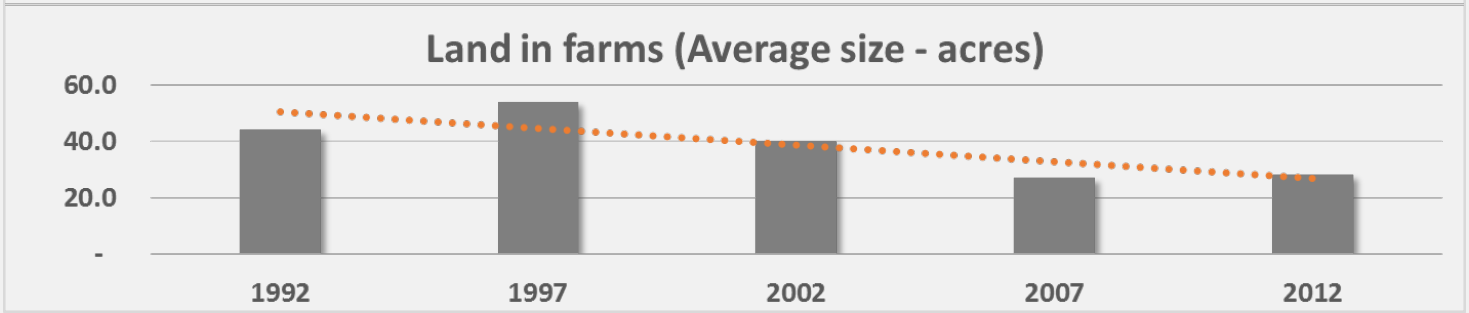
Objective

Identify the **trends and patterns of the agricultural industry** into the future.

Agricultural Industry Trends and Projections





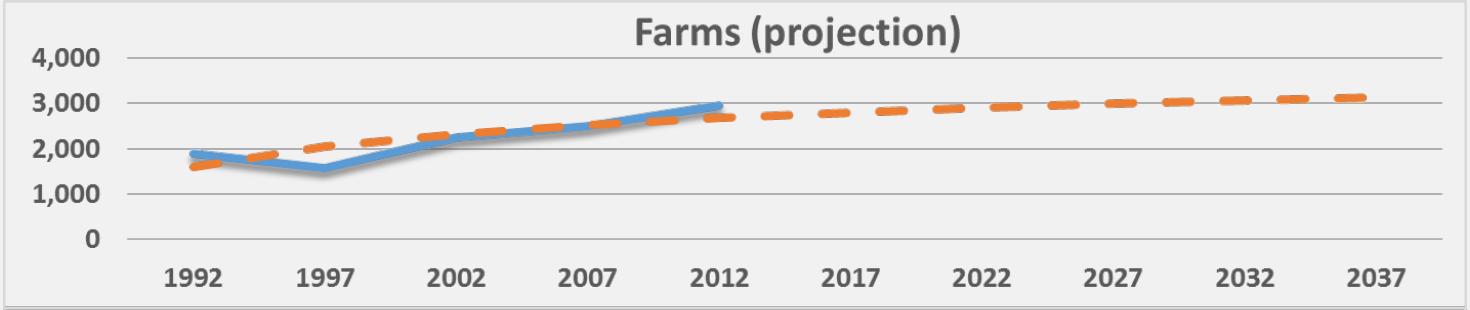


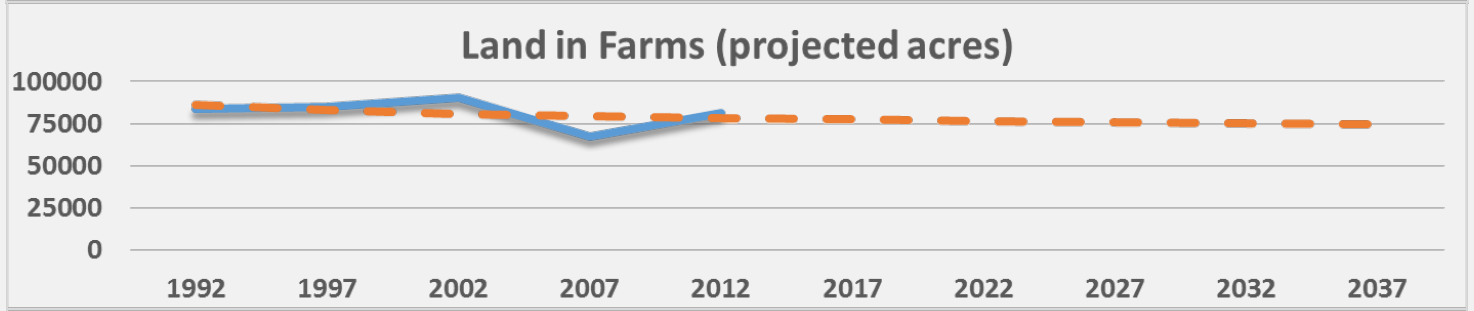
Between 1992 and 2012:

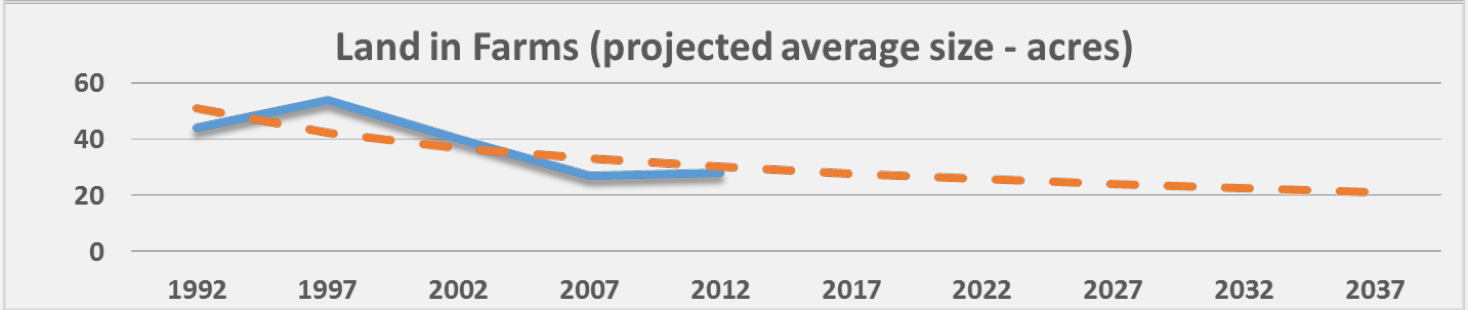
- **The number of farms grew 56% to 2,954 farms.**
- **Total acreage in farming fell 2.8% to 81,303 acres.**
- **The average farm size fell 36.4% to 28 acres.**

USDA NASS Census of Agriculture

Agricultural Industry Trends and Projections







Projections to 2037:

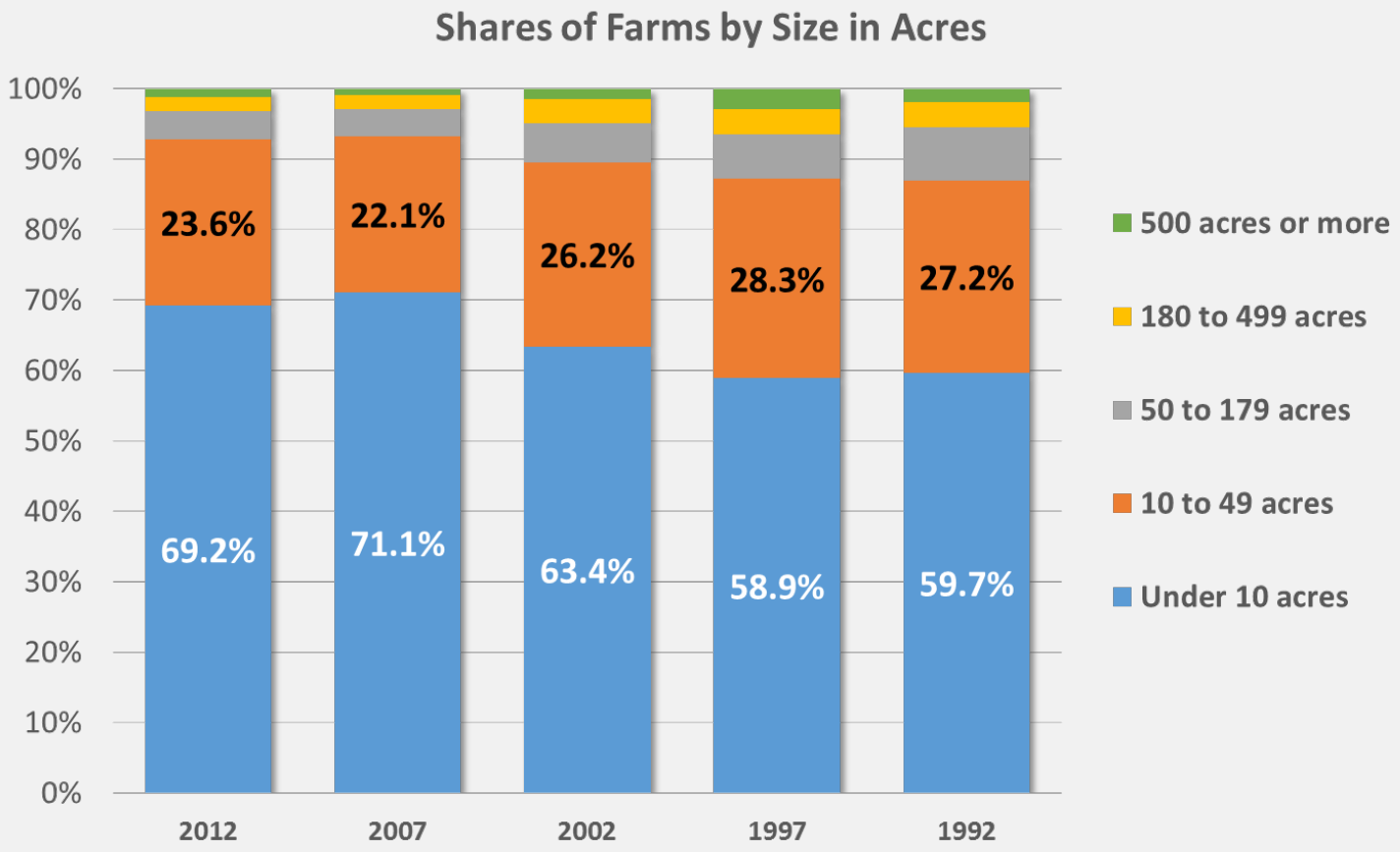
- Based on industry trends, the number of farms is projected to grow 17.5% to 3,137 in 20 years.
- The number of farm acres is projected to decrease 4.4% to 74,750 Acres.
- The average farm size is projected to drop 29.8% to 21.2 acres.

Agricultural Industry Trends and Projections

Small Farms

Almost all of the growth in the last ten and twenty year periods occurred in farms under 10 acres in size.

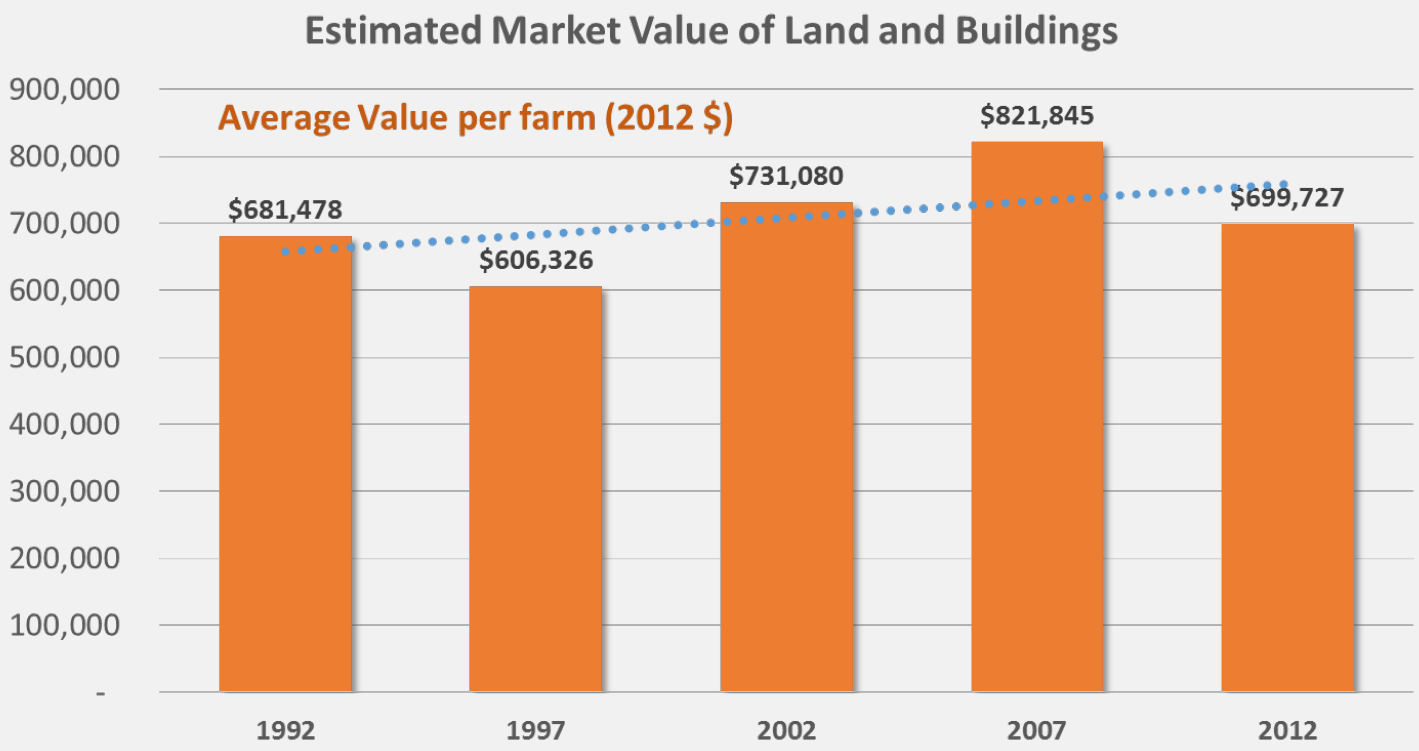
Over 20 years the number of farms under ten acres was up 81% to account for 69% of all farms.



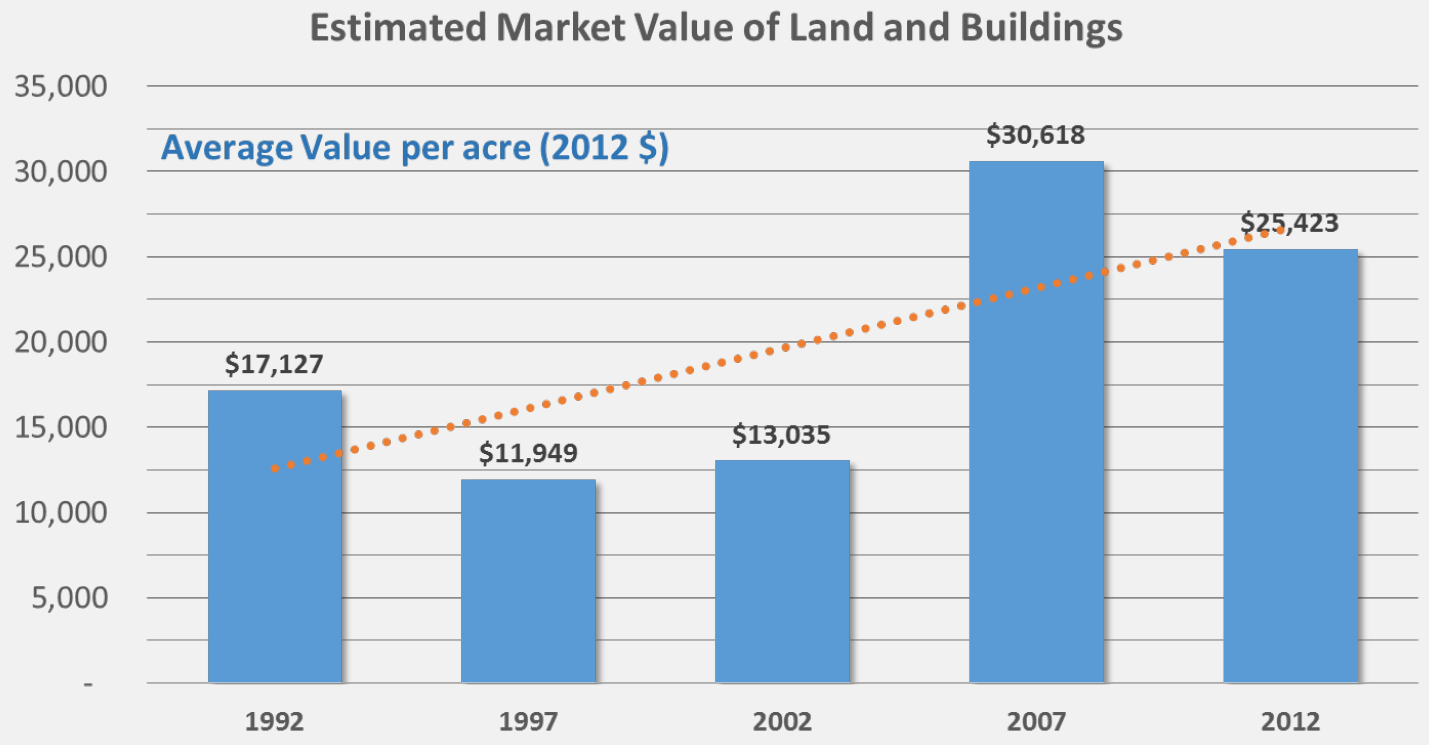
Agricultural Industry Trends and Projections

The average value of a farm in Miami-Dade County has grown 2.7% since 1992 in inflation adjusted dollars.

However, after a peak reported in the 2007 Census, the average value has fallen 14.9%to $699,700.



Agricultural Industry Trends and Projections



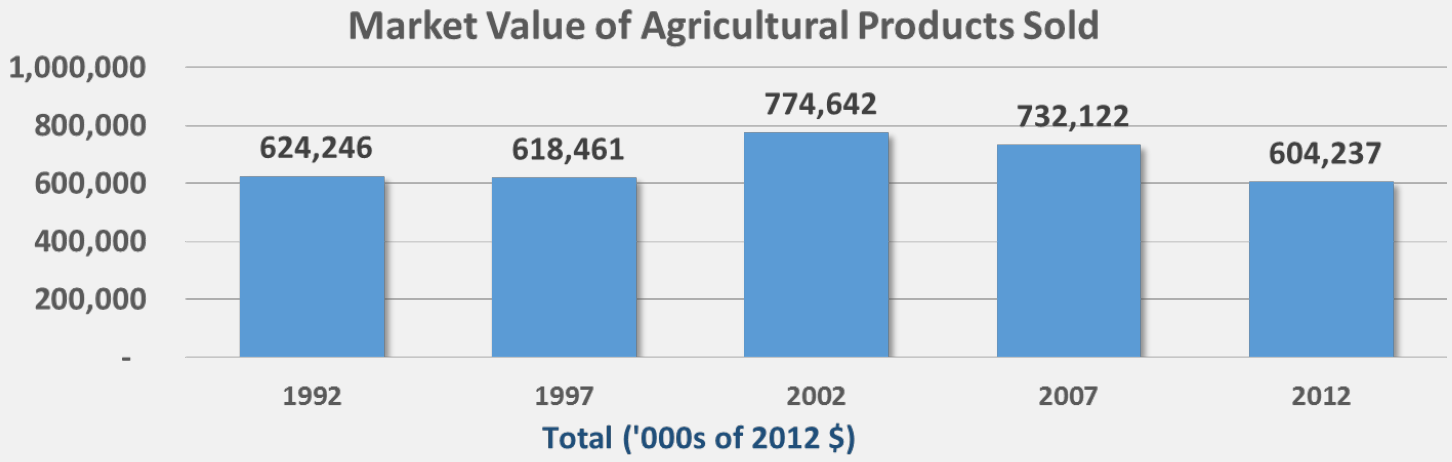
On a per acre basis, the average value in inflation adjusted dollars grew 48% between 1992 and 2012 to $25,423 per acre. This was achieved even after falling 17% between 2007 and 2012.

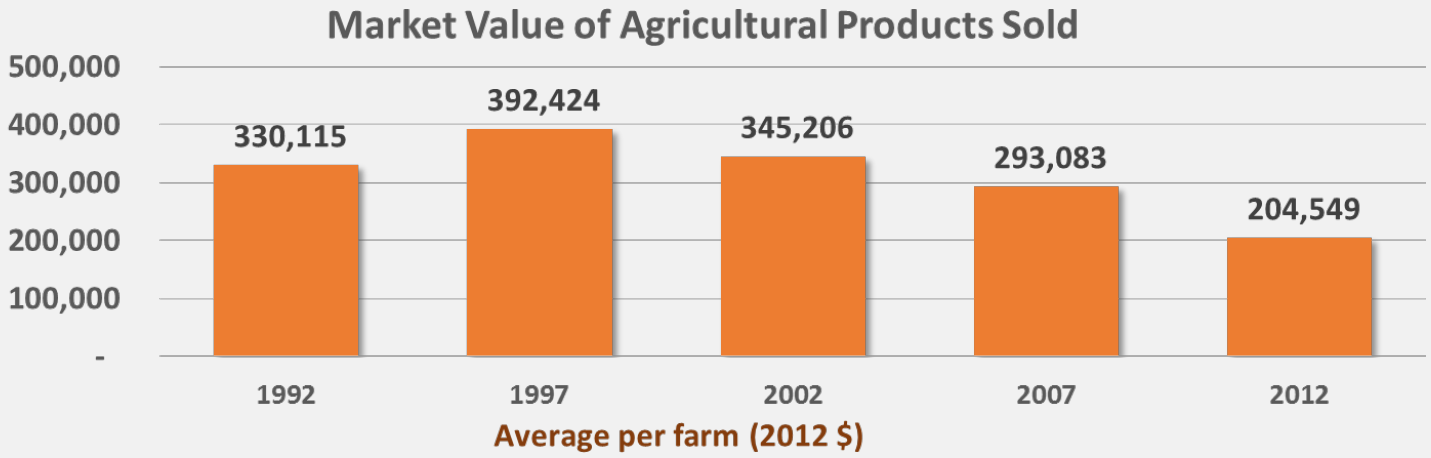
Agricultural Industry Trends and Projections

Sales

The market value of total products sold was $604 million in 2012. This was down 3.2% from 1992, and 17.5% from 2007.

The average market value per farm of products sold was $204,500 in 2012. This was down 38% from 1992, and 30% from 2007 partly reflecting the smaller size of farms.





Agricultural Industry Trends and Projections

Agricultaral Exemption Status of Properties Outside the UDB 5 Acres or More and with at least One Residential Unit

2007 and 2017

Year	Total No. of Properties	AG Exemption	AG ExemptionTotal Area (Acres)	No AG Exemption	No AG Exemption Total Area (Acres)
2017	693	540	4,661.7	153	1,126.5
2007	589	433	3,927.7	156	1,004.8
Percent Chg	*17.7%*	*24.7%*	*18.7%*	*-1.9%*	*12.1%*

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research and Economic Analysis Section, and the Office of the Property Appraiser 2007 and 2017 layers, October 2017

Agricultural land outside the UDB is being consumed by residential parcels. Total acreage outside the UDB with at least one residential unit grew 17% between 2007 and 2017. Such acreage represented 10.1% of Ag-land outside the UDB in 2017, up from 8.2% in 2007. 80% of this acreage with at least one residential unit had an agricultural exemption.

Agricultural Industry Trends and Projections

Agriculture Land Use Countywide and Inside the UDB
2007, 2017 - Miami-Dade County, Florida

Land Use	Geography	2007 (Acres)	2017 (Acres)	Percent Chg
Agriculture	Countywide	68,692	62,884	-8.5%
	Inside UDB	8,807	5,827	-33.8%
	Outside UDB	59,885	57,056	-4.7%

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research and Economic Analysis Section; Land Use Management Application (LUMA) 2007 and 2017 layers, October 2017

Countywide there were 62,884 acres of agricultural land in 2017 according to the Miami-Dade Property Appraiser's records. Just 5,827 acres,9.3%, of this was inside the UDB, down from 12.8% in 2007. The total declined by 5,800 acres, with about half coming inside the UDB (2,980, 51.3%) and half outside the UDB (2,830, 48.7%).

Agricultural Industry Trends and Projections

Miami-Dade County
Department of Regulatory and Economic Resources

Planning Research and Economic Analysis Section

October, 2017

Mr. Manuel Armada
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http://www.miamidade.gov/business/research.asp