MIAMI-DADE COUNTY
AGRICULTURE
&
RURAL AREA STUDY

CHARRETTE REPORT

CHARRETTE DATES:
DECEMBER 6-9, 2002.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
PROJECT MANAGEMENT: LEE RAWLINSON & JERRY BELL

CHARRETTE TEAM:

DUANY PLATER-ZYBERK & COMPANY

ELIZABETH PLATER-ZYBERK, MARINA KHOURY, TORIKA ALONSO-BURFORD, EUSEBIO AZCUE, MATT LAMBERT, TOM LOW, PETER QUINTANILLA, MILT RHODES, GUSTAVO SANCHEZ, GALINA TAHCHIEVA AND JAMES WASSELL

FREILICH LEITNER & CARLISLE
ROBERT FREILICH & TYSON SMITH
with support from: PLANNING WORKS
MICHAEL LAUER, JAMES HOLLAND

URS CORP
DEBRA CHILDS-WOITHE & IAN WATSON

TISCHLER & ASSOCIATES
PAUL TISCHLER & CARSON BISE

DR. DOUGLAS KRIEGER

DR. PATRICIA BIDOL PADVA

1023 SW 25 Avenue, Miami, Florida 33135
tel: 305-644-1023 fax: 305-644-1021 www.dpz.com

MIAMI-DADE COUNTY

AGRICULTURE

&

RURAL AREA STUDY

WORK IN PROGRESS

DUANY PLATER-ZYBERK & COMPANY

ARCHITECTS AND TOWN PLANNERS

1023 SW 25 Avenue, Miami, Florida 33135
tel: 305-644-1023 fax: 305-644-1021 www.dpz.com

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

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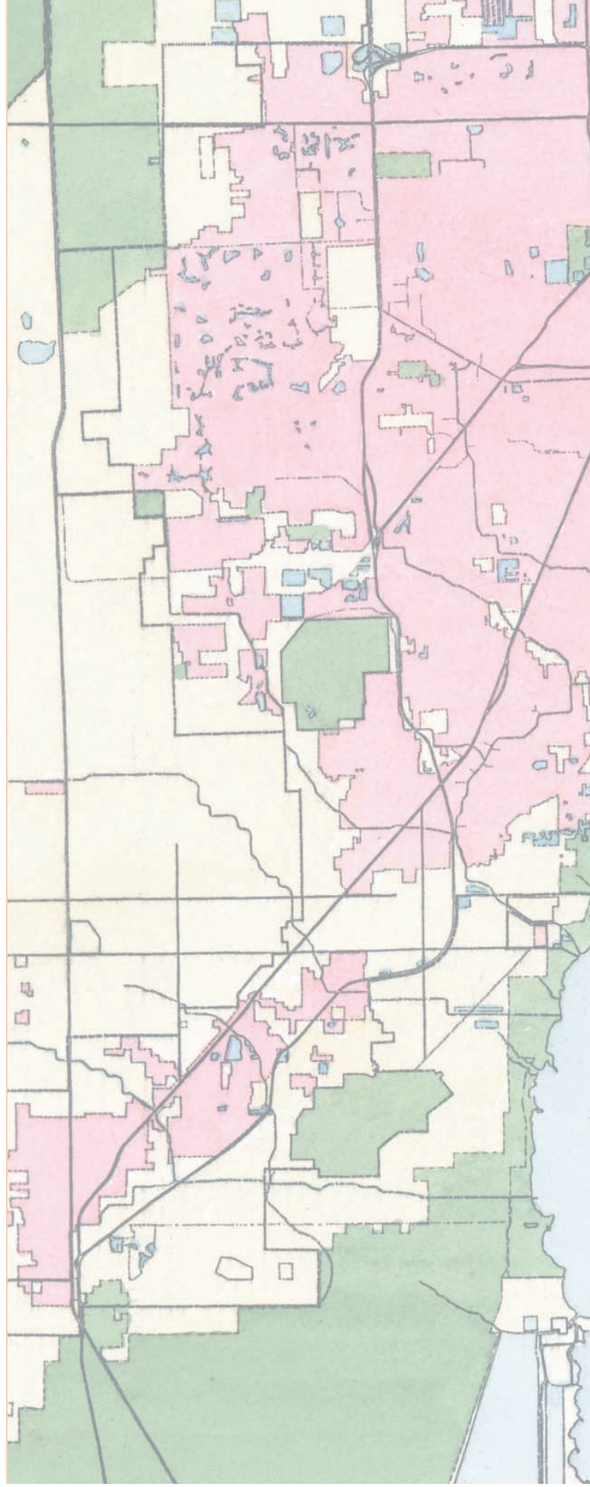


MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

Public participation in the charrette was sollicited by a comprehensive and county-wide effort spearheaded by Miami-Dade County Department of Planning & Zoning and Department of Communications (Jerry to check), with the assistance of Duany Plater-Zyberk & Company and The Town Paper. This effort involved the following:

1. The distribution of 80,000 charrette papers, inserted into 10 different county-wide newspapers. The charrette paper outlined:
   a. a description of the charrette
   b. the charrette schedule
   c. a letter from the Plannning Director
   d. bios on DPZ and their consultant team
   e. Project Objectives / Fact sheet
   f. Citizen's Advisory Committee (CAC) & Technical Advisory Committee (TAC) members
   h. University of Florida's Economic Report Summary
2. An electronic flier was emailed, mailed and faxed to CAC members, as well as different organizations for distribution to their various constituents
3. A 30-second television advertisement appeared on the County TV channel
4. A special invitation to elected officials
5. A press release sent to xxxxxxx

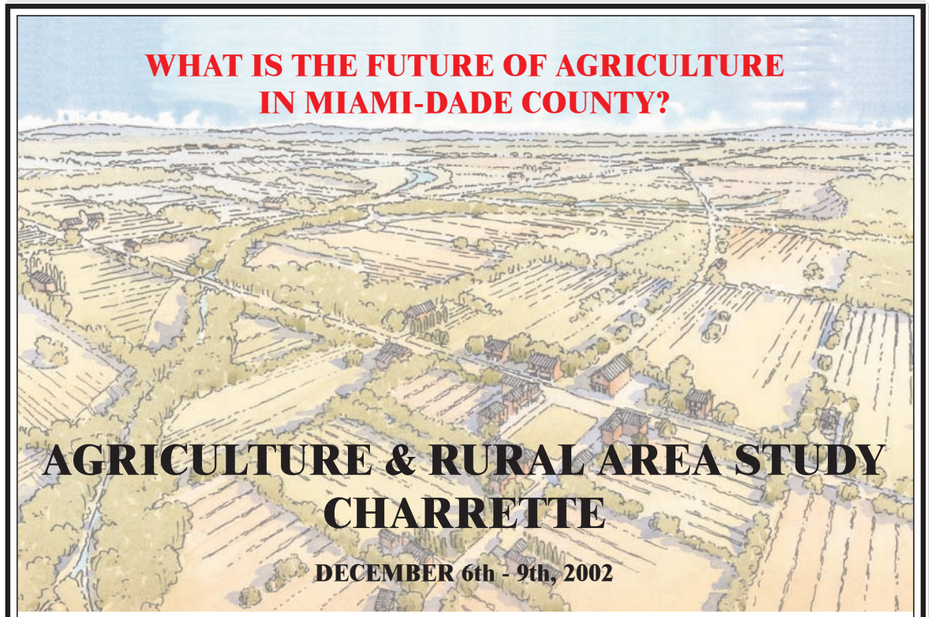
To the right on this page are the schedule of meetings during the charrette and a copy of the flier distributed in advance.

The Agriculture and Rural Area Study is described in a paragraph quoted from the Scope of Services. One of a series of tasks delineated by the scope of the Study, is the charrette, a participatory discussion and design session intended to consolidate the findings of these tasks and set the stage for the final recommendations of the Study as a whole. The charrette took place in the 20th month of the Study, initially scheduled to be completed in 18 months. The charrette included the participation of the entire consultant team, a large number of the CAC and TAC members, County staff and many residents and stakeholders from South Miami-Dade County, as well as residents from other parts of the County.

Draft Date: 12-02; 9701-Charrette.indd

THE CHARRETTE SCHEDULE

PRESENTATIONS	TIMES	TOPIC
SPECIAL CAC MEETING	December 6, 2002 3 - 4pm	Draft Deliverables: 1F - Fiscal Impact *Tischler & Associates*
MEETING #1	December 6, 2002 4 - 5pm	Final Deliverables: 1B - Agricultural Update *University of Florida*
MEETING #2	December 6, 2002 5 - 6pm	Final Deliverables: 1A - GIS Mapping *URS Corp*
MEETING #3	December 6, 2002 6 - 7pm	Draft Deliverable: 1F - Survey Results *Dr. Krieger*
MEETING #4	December 7, 2002 9 - 10am	Draft Deliverable: 1F - Fiscal Impact *Tischler & Associates*
MEETING #5 & 6	December 7, 2002 10 - 12am	Final Deliverable: 3B - Related Studies Draft Deliverable: 2B - Retention Strategies *Freilich, Leitner & Carlisle*
LUNCH PRESENTATION	December 7, 2002 12 - 1pm	C.E.R.P. Presentation *CMO - Water Resources Manager*
CAC - EXECUTIVE SUMMARY	December 7, 2002 1 - 2pm	CAC Executive Summary Presentation *CAC Chairman*
DPZ & CO. PRESENTATION	December 7, 2002 2 - 3pm	Round-tables Opening Presentation *Duany Plater-Zyberk & Company*
ROUND-TABLE SESSIONS	December 7, 2002 3 - 6pm	
REVIEW SESSION	December 8, 2002 5 - 6pm	
FINAL PRESENTATION	December 9, 2002 5 - 7pm	



Miami-Dade agriculture affects us all. Its survival is not assured. Each of us can play a role in its future. Duany Plater-Zyberk & Company has been asked by the County to lead a team of consultants to formulate strategies to enhance the industry's economic viability and to include recommendations on the utilization of any surplus agricultural land for well-planned and compatible community development. An important component of this work is the charrette, a public workshop bringing together farmers, growers, community leaders, land-owners, business and civic groups and county residents. All sessions are open to the public. A broad public participation is invited.

THE TEAM

Duany Plater-Zyberk & Company, Miami, FL – *Planning & Design*
Freilich, Leitner & Carlisle, Kansas City, MO – *Economic Development, Land Retention Strategies & Regulatory Issues*
Planning Works, Leawood, KS - *Land Use & Economic Development*
Tischler & Associates, Bethesda, MD – *Economic Outlook & Fiscal Impact Analysis*
URS, Tampa, FL – *Geographic Information Systems (GIS) Mapping*
Dr. Douglas Krieger, Ovid, MI – *Cost/Benefit Analysis & Contingent Valuation Analysis*
Dr. Patricia Bidol-Padva, Boca Raton, FL – *Public Involvement & Facilitation*
Miami-Dade County, Department of Planning and Zoning
Agriculture and Rural Area Study Citizens' Advisory Committee

SCHEDULE

Friday, December 6, 4 -7pm - Consultant Reports
Saturday, December 7, 9 -12pm - Consultant Reports
12-1pm - Lunch Served
1-6pm: Discussion and Drawing Session
Sunday, December 8, 5 - 6pm - Review Session
Monday, December 9, 5 -7pm - FINAL PRESENTATION
All sessions to be held at the Agriculture Cooperative Extension,18710 SW 288th Street, Homestead, Florida

For more information and to RSVP, please contact Jerry Bell @ 305-375-2835.
www.co.miami-dade.fl.us/planzone/boards/agras_home.htm

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

This exerpt was taken from the Scope of Services (Appendix A) to Contract # 000091 between Miami-Dade County and Duany Plater-Zyberk & Company.

It identifies the primary objectives of this Study, and also provides a description of Task 3C and 3D.

SCOPE OF SERVICES (APPENDIX A TO CONTRACT)

AGRICULTURE AND RURAL AREA STUDY-MIAMI-DADE COUNTY, FLORIDA

It is the intention of the Miami-Dade County Commission in the performance of this study to retain agriculture and rural land uses through the enhancement of the economic viability of commercial agriculture in Miami-Dade County. The main purpose of this study shall be the collection and analysis of data concerning the long-term economic outlook of the agriculture industry and the development of recommendations to enhance the industry's economic viability. The study will also include recommendations on the utilization of land that might be surplus for agricultural production for well-planned, compatible community development. It is also the intention of this Commission that this study, and any potential resulting ordinances, shall not have an adverse effect on the value of or use of property in the study area. The purpose of this study is to provide information and recommendations to Miami-Dade County government and the citizens of Miami-Dade County to improve current and future planning.

WORK TASK 3
PUBLIC INVOLVEMENT & INTERAGENCY COORDINATION

TASK 3.C
VISIONING PROCESS - THE CHARRETTE

Objective: Conduct a "visioning process" for all of south Miami-Dade, in which all community interests are invited to participate in the development of a collective vision addressing future physical and economic characteristics of the study area.

Principal Staffing: DPZ with representation of the consultant team.

Strategy: Public planning through use of the "charrette". DPZ is nationally known for its unique form of public participation in public projects, known as charrettes. A charrette is designed to encourage the participation of all who are interested in a project, regardless of the underlying interests. The Agricultural Study Project Manager at DPZ will prepare for the charrette by reviewing project data, preliminary development programs, zoning regulations, and all other relevant data and information. The political process involving the implementation of any strategies needs to include all regulatory agencies, approving officials, and citizens or groups within the community.

The charrette will be held in the study area where interested parties and individuals will gather for two (2) to five (5) days. Elizabeth Plater-Zyberk, and Robert Freilich, in cooperation with the CAC, will plan and initiate the charrette by introducing the participants to the goals, concepts, study areas, physical tools, and challenges related to retention of agriculture and rural land uses through the support and enhancement of the economic viability of agriculture. Participants will be seated at a collection of round-tables, with each round-table working collectively, and independently from other tables, toward a study that balances the competing interests of the group. Periodic reports to the room as a while will air all significant issues. Each table will have a facilitator capable of providing illustrations of the concepts that arise from the participants.

The vision process through use of the charrette will occur in month eleven (11) of the study process. After the results, data and resources of Work Task 1 become available, this information should be put to use to assist in the guidance of informed public opinion. the public vision, as well as the vision of relevant public bodies, will guide the formation of the physical and policy planning that will occur in Work Task 2, and which will take the form of the study documents produced in Task 2.d. Consequently, it is critical that visioning occurs at the mid-point of the study process to guide the formation of goals, strategies and objectives for complementing agricultural economic development.

Deliverables: The charrette achieves several related goals:

- All parties interested in the project develop a vested interest in the design and support of the collective vision;
- The group of design disciplines work in a complementary fashion that produces a set of finished documents that address all aspects of the design;
- The collective effort organizes the input of all parties at one meeting and thereby eliminates the need for prolonged discussion that typically delay conventional planning projects; and
- A better product is produced more efficiently and more cost effectively because of the collaborative process;
- Considers and integrates, as appropriate, agriculture retention with related studies identified in Task 3b.

A report summarizing the results of the charrette, including narrative and graphics, which are produced through the visioning process, the methods employed, the participants and the consultants conclusions will also be provided. The consultant will submit one unbound, reproducible original and 40 copies of this report.

TASK 3.D
PUBLIC WORKSHOPS

Objective: Conduct and participate in advertised public workshops jointly with County staff and the Advisory Committee. (1) At an intermediate phase of the project, and (2) after release of the draft study which is prepared pursuant to Task 2.d.

Principal Staffing: All consultant team members.

Strategy and Deliverables: The first public workshop will be conducted during month eleven (11) in conjunction with the charrette and prior to the release of the draft report. This public workshop shall serve as a primary discourse between County staff, the Citizens' Advisory Committee and the Consultant Team members. The first workshop will discuss the results of Work Task 1, including economic data, fiscal impact analysis, the agribusiness outlook, agricultural land use practices, and supporting land use practices. The feedback and input provided by the County and Committee will serve to directly shape the form and content of the draft report.

The second public workshop will be conducted during month eighteen (18), and will focus on the draft Study document and diagrams that set forth the preliminary recommended strategies and policies for the study area. Feedback and input from this workshop may be considered in the formulation of the study recommendations, and will be used to further refine the final recommendations for the regional agricultural strategy. In addition to the two (2) workshops, the Consultant team will appear at two (2) public hearings of the Board of County Commissioners. The exact timing of the workshops and public hearings is flexible and will be held at a time, which most appropriately accommodates the study process as it evolves.

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

Over 100 people attended the various sessions of the charrette.

The subconsultant reports, the round-table sessions, and the ensuing review session and final presentation offered many opportunities for interaction and discussion of salient issues.
















MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

At the September 18, 2002 special meeting of the CAC, the CAC agreed to accept the attached document, prepared by Craig Wheeling and with revisions suggested at the meeting by April Gromnicki and Brent Probinsky, as the CAC's official Executive Summary for the December 2002 charrette. Additional CAC comments that were not voted upon are included at the end of this document. A final vote on the document took place at the November 2002 CAC meeting.

Craig Wheeling, the CAC Chairman, presented this summary at the charrette, right before the round-table sessions.

The State of Florida recently funded an extensive economic study of Miami-Dade County Agriculture. This half-million dollar study examined economic trends in Miami-Dade crops and looked at factors affecting the profitability and sustainability of Miami-Dade agriculture. A wide spectrum of Dade County growers provided data for the study.

The Study concluded:

- "The economic returns to [South Dade farm] operators and landlords are currently insufficient to keep large acreages of row crop and grove land in agriculture, and the long-term prognosis is increasingly grim."[1]

- The University looked at problems such as international trade policies, the globalization of trade and phytosanitary challenges (invasive diseases and pests such as citrus canker). The Study concluded that: "Most of the current and emerging issues identified by respondents are complex and interrelated, and not solvable by individual entrepreneurs or even within the confines of the agricultural community. Many of these problems are the result of national or state policies and international agreements. Policy decisions made at these levels are usually much more difficult to influence than those made locally."[2]

- The Study further suggested that South Dade farmers should be politically active, but warned that: "Proponents and opponents of various issues have included and will include in the future elected national, state, and local officials, bureaucrats from regulatory agencies at all levels of government, and citizens' groups of every description. This strategy is not foolproof, however, because political decisions are frequently influenced by numbers of constituents involved."[3]

- The University of Florida Study further states that: "Recent experience with NAFTA and efforts to address the concerns of producers of import-sensitive U.S. agricultural commodities in the House Bill supporting Trade Promotion Authority (TPA) suggests that U.S. agricultural trade policy is driven by the interests of major grain-exporting states, with little regard for U.S. producers of import-sensitive agricultural products."[4]

Flooding

- Water management practices have a deleterious impact of agriculture. (Note: April Gromnicki's change) These policies have adversely impacted tens of thousands of acres of South Dade farmland. Since the mid-1990's, representatives of South Dade agriculture have been trying to get accurate South Dade elevation data as part of the Everglades Restoration process. Such data is still missing as mentioned in the University of Florida study.

Meanwhile, farm areas which formerly had pine trees (indicating no floods) contain dying tree crops due to recent floods aggravated by water management policies. (Note: April Gromnicki and Brent Probinsky change)

Invasive Pests

- The USDA's invasive pest interdiction policies have been ineffective. (Brent Probinsky change)

  Florida is suffering an epidemic of pest infestations. In the 1990's, Florida had:

- Citrus Canker. Found October 1995.
- Oriental Fruit Fly. Found in May 1999.
- Mediterranean Fruit Fly. Found in 1990, May 1997, and April 1998.
- Citrus Leaf Miner. Found in May 1993.
- Brown Citrus Aphid. Found November 1995.
- Asiatic Citrus Psyllid. Found June 1998.
- Citrus Long Horned Beetle. Found April 1999.
- Killer Bee. Found Jacksonville port May 1999.
- Mexican Weevil. Which has become a serious Bromeliad pest in the 1990's.
- Tomato Yellow Leaf Curl Virus. Found 1997.
- Asian Wooly Hackberry Aphid. Found 1998.
- Small Hive Beetle. Native of South Africa. Found first time in this hemisphere May 1998.
- and the list goes on . . . [5]

Some of these are very serious pests, which can destroy or cripple entire industries (as a local example, the U.S. lime industry).

Producers of fruits and vegetables throughout the United States also have experienced severe crop losses due to undetected pests on imported produce. The costs to the states and most importantly to growers are enormous.

At the same time that pest introductions in Florida have mushroomed, trade and travel have increased without due consideration to safeguarding our borders.

For instance, during a similar period to the pest infestations just described, trucks carrying Mexican produce through Nogales have increased by 62% to 150,744 annually. Fresh produce has nearly doubled from 1.9 to 3.7 billion pounds per year.[6]

The USDA APHIS, PPQ website also states that " . . . the sheer volume of trade means about 70% of the trucks sail through the Nogales entry gates without anyone from any agency inspecting any cargo at all."

Trade

The University of Florida study includes extensive discussions of the impact of increased trade on South Florida agriculture. However, the study predicts that the biggest trade shock is yet to come. The study states:

- "Beyond the impact of trade agreements, a final mention of Cuba is also important. The NAFTA fundamentally altered the competitive structure of the winter fresh vegetable industry in the United States. It did so to the benefit of Mexican growers, in many cases working in close collaboration with fresh vegetable grower/broker/shippers primarily in the western United States. A resumption of full trade and commercial relations between the United States and Cuba would completely alter the nature of competition in the U.S. fresh fruit and vegetable industry once again. Traditional vegetable, fruit and tropical crops of importance to Miami-Dade County agriculture would be particularly affected. As was the case with NAFTA, and Mexico, many U.S. fruit and vegetable growers, brokers, and shippers will integrate into the Cuban agricultural production and marketing systems."[7]

- The implications to Dade County agriculture of having to compete with a low-wage, relatively well-educated work force farming on better soils with access to selective microclimates, and a port approximately 90 miles from the U.S. are negative and may impact (April Gromnicki and Brent Probinsky change) the profitability of many food crops in South Dade.

Availability of Pesticides

- As stated on Page 73 of the University of Florida's Summary and Recommendations Report, (April Gromnicki suggestion to cite) "In summary, the long-term outlook for pesticide availability, regulations and costs are not favorable to the interests of Miami-Dade County agriculture. Costs of materials, application and worker protection

equipment, expert analysts, and applicators, and compliance with increasingly onerous regulations are likely to continue to increase, further reducing profits."[8]

- Growers need ready access to newer, safer and environmentally sound chemicals. The process to register them with the USEPA is lengthy, cumbersome and unfriendly. It may take four years or longer for growers to secure effective and appropriate crop protection chemicals due to the nature of the federal registration process. This places domestic agricultural producers at a disadvantage vis-a-vis foreign producers who are under minimal U.S. governmental regulations.

Federal Insurance

Homestead has the highest hurricane frequency between Brownsville, Texas and Maine. Yet, USDA has been unable to develop a workable tree crop windstorm policy since the agency began work in 1993.

- The study contains numerous references to problems with federal insurance programs and concluded with: "Finally, established growers fear that crop insurance may encourage new or opportunistic producers to expand production into areas where freeze and flood damage are more likely to occur. This could result in depressed market prices and wider swings in supply."[9]

Government Regulations

- Local government initiatives to retain agriculture through zoning without regard to farm economics are extremely counterproductive and encourage large producers to leave Dade agriculture permanently. Such initiatives are perceived by large farmers as government at its worst.

Small Farms

- According to the study, farms in excess of 180 acres use 76% of Dade farmland. However, farms less than 180 acres in size account for 93% of Dade farms. Furthermore, farms under ten acres account for 59% of Dade farms, but only 4% of farmed land. Thus, Dade has a lot of small farms, but these small farms currently make up a small part of the Dade farm community on an acreage basis.

- The study indicates that although large farms are in trouble, small farms are not the answer. As stated on Page 52 of the University of Florida's Summary and Recommendations Report, (April Gromnicki suggestion to cite) "From the standpoint of economic efficiency, small farms are very inefficient." For example, the owner of a very small fruit grove may choose to buy expensive farm equipment. When fixed costs (such as depreciation and maintenance) are allocated to his grove on a per acre or per unit of output basis, total production costs could be much higher than a large scale operation."[10]

- Page 52 of the University of Florida's Summary and Recommendations Report states that (April Gromnicki suggestion to cite) "Finally, the large numbers of small farms, coupled with the diversity of enterprises, weakens market power", "and: "Small growers are increasingly at a disadvantage in dealing with traditional market channels."[11] However, ornamental horticulture in Miami-Dade County has been very profitable in the last decade, and has now exceeded row crops in the value of crops and may have a very promising future. (Brent Probinsky comment)

- Specialty crops and plantings of tropical fruit crops have grown significantly over the past two decades, and may survive as a thriving sub-sector of agriculture. (Brent Probinsky comment)

Road Systems

- Dade County has neglected South Dade secondary road systems so that they now approach those of third world countries. Fruit and vegetables suffer when they have to bounce to a packinghouse.

Planning Department Forecast

- Agricultural land in Dade County was 80,403 acres as of 2000. Latest Dade County Planning Department Land Use Projections estimate that total harvested producing acres could (Brent Probinsky and April Gromnicki comment) drop to 45,400 acres in 2025.[12]

Conclusion

Based on the UF Study and projections based on trends in agricultural land use in South Dade, the CAC recommends:

- Changes in South Dade land laws and regulations should "do no harm" by further restricting farmers' ability to sell their primary asset, land, when the Dade farm industry is in serious decline.

- Dade County farming is large (over 50-acre farm size) farming. Profit margins are not good for much of food crop agriculture. The County should not burden large, low-margin farm operators with endless plans and committee meetings.

- Any charrette should recognize that farmland preservation depends primarily upon profitability. The other factor is the availability of farmland, that in turn relies upon effective growth management programs, such as purchase of development rights for continued use as farmland. (Brent Probinsky) Profitability is dependent on, but not limited to the following:

  - Preservation and access to land equity
  - Profitability in the marketplace
  - Available supply and reasonable cost of labor
  - Availability of farm land
  - Availability of crop protection technology.
  - Absence of flooding

- A plan should be developed by Dade County to deal with approximately 30,000 acres of excess farmland by 2025, to maximize land values, while retaining the land's rural character and ecological sustainability (April Gromnicki comment).

- If Miami-Dade County is serious about helping local agriculture, the County should improve the road network and use it powers to prevent flooding of the northwest and western ag areas.

- Urban sprawl threatens the survivability of agriculture. (Brent Probinsky comment)

In the first two days of the charrette, the Study sub-consultants presented reports on their assigned tasks. The following pages show slides from their Powerpoint presentations. The sub-consultant reports in the entirety have been reviewed by the Citizens' Advisory Committee and will be published as part of the final Agriculture and Rural Area Study Report. Please contact Jerry Bell, the County Project Manager, for access to the full presentations.

This page highlights the concluding slides from URS's presentation for Task 1A: Environmental and Physical Analysis of Agricultural Land Use Practices

As defined in the Scope of Services, this task involves "the description and mapping of elements that comprise the natural and developmental environment of the study area." To that effect, URS produced the following maps that were made available to the entire charrette team and public during the charrette. To view all maps, please contact Jerry Bell, the County Project Manager at 305-375-2835.

MAPS

1. Study Area
2. Zoning
3. 1995 Land-Use Cover
3. 1998 Land-Use
4. 1995 Natural Resource Area
5. Conservation Public Lands
6. Flood Zones
7. Flooding Soil Drainage Classifications
8. Flooding Water Table Elevations
9. Hydrology - Soil Groups
10. Land Elevations
11. Municipal Boundaries
12. Parcel Acreage
13. Population Projections by TAZ
14. Public Facilites
15. Road Network
16. Water Control Facilities
17. Wells, Wellfields and Aquifers
18. Aerial Photo of Study Area

SUITABILITY CRITERIA MAPS

AGRICULTURE

1. Wells, Wellfields and Aquifers
2. Environmentally Sensitive Areas
3. Comprehensive Suitability Map

DEVELOPMENT PRESSURE FOR LAND CONVERSION

1. Wells, Wellfields and Aquifers
2. Environmentally Sensitive Areas
3. Population Projections by TAZ
4. Proximity to Power Lines
5. Comprehensive Suitability Map

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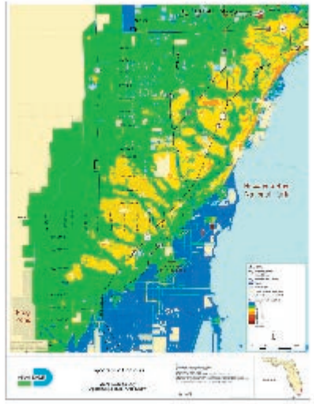
Role of Geographic Information System (GIS) and Maps

Provide overview of natural and developmental environment

- Compile information for comparison and presentation
- Evaluation and use of best available data
- "Planning level" data



Suitability Model

- Analysis and synthesis of data to identify:
  1)Suitability for Agricultural Production
  2)Lands Under Pressure for Conversion to Non-Agricultural Uses
- Undergone several revisions
- Limited to use of information acceptable for study purposes

Suitability Model

Approach:

- Identify criteria for use in model
- Evaluate available data to support criteria
- Assign rankings for each criteria
- Compile individual criteria for composite suitability

Agricultural Suitability Analysis

Criteria Used:

- Well-field protection areas
- Environmentally sensitive areas
- Composite

Rankings:

5 Most Suitable for Agriculture
1 Least Suitable for Agriculture

Agricultural Suitability Analysis

Criteria Considered:

- Flood zone
- Groundwater vulnerability
- Soil characteristics

Lands Under Pressure for Conversion to Non-agricultural Uses

Criteria Used:

- Wellfield protection areas
- Environmentally sensitive areas
- Population growth predictions
- Major power lines
- Composite

Rankings:

5 Most Pressure for Conversion
1 Least Pressure for Conversion

Lands Under Pressure for Conversion to Non-agricultural Uses

Criteria Considered:

- Proximity to existing roads
- Quality of roads
- Proximity to services
- Contradicting land uses
- Size of parcel
- Housing density
- Subdivisions
- Septic constraints

Future Recommendations

- Development of data specifically suited for this study
- Incorporate into more rigorous analysis and model

Dr. Douglas Krieger presented a preliminary report on Task 1F: Public Sector Fiscal Impact.

This task involved a Contingent Valuation Analysis to "estimate the economic value of non-market benefits provided by agricultural, open and rural lands and uses in the study area."

To that end, 1500 surveys, tested with local focus groups, were sent out to a random county-wide sample. Dr. Krieger presented preliminary results from the early returns of the questionnaire.

Development and Undeveloped Land?

- Most focus group participants preferred lower density development
- Density/undeveloped land tradeoff
  - Large majority accepted increased density to protect farmland & other undeveloped land
  - Rural residents more accepting of suburban
  - Urban more likely to prohibit development

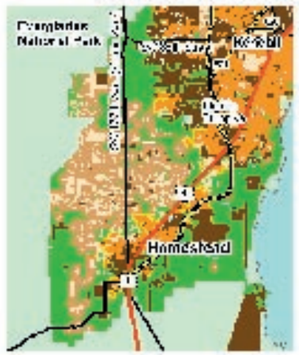
Tools for Protecting Land

- A large majority believed it was important to compensate landowners
- Over 60 percent believed zoning should be part of an overall preservation strategy
- Slightly more than half supported PDR as part of a retention strategy

Choice #1

Alternative A

Alternative B



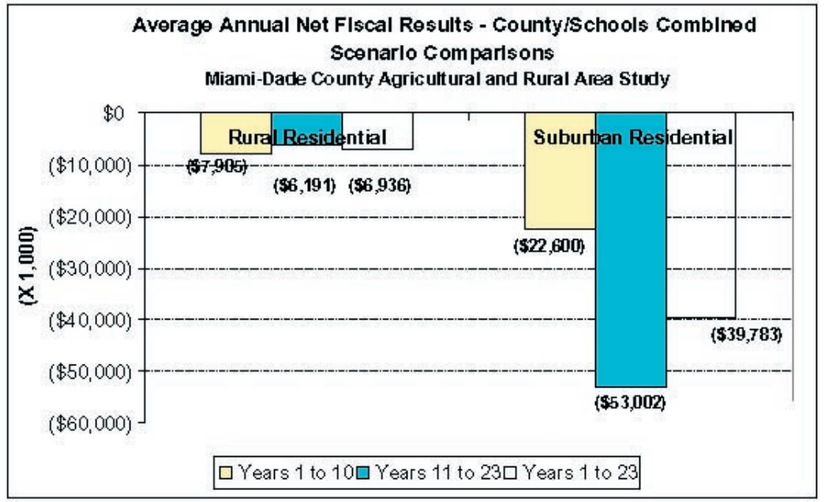
Conclusions

- Undeveloped land (including farmland) is important to county residents
- Most people willing to accept increased development density to retain undeveloped land
- Many willing to financially support protection
  - Distrust of local government/taxes

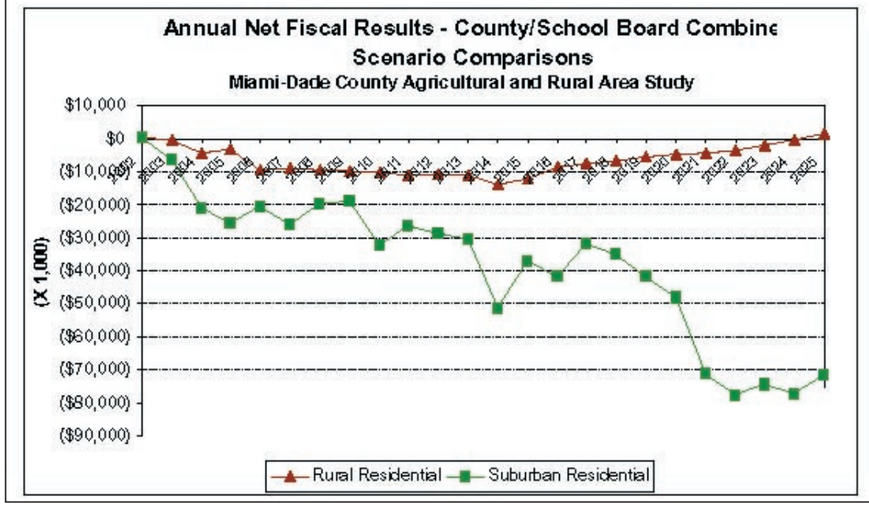
Tischler & Associate's presentation was a draft deliverable from Task 1F: Public Sector Fiscal Impact.

As defined in the Scope of Services, this task is intended to "summarize and compare fiscal impact to local governments of the current predominantly agricultural land use pattern in the study area *(the rural residential scenario of 1 unit / 5 acres)* , as contrasted with a predominantly residential suburban buildout "*(the low-density suburban scenario of 3-6 units / acre)*.

Fiscal Impact Results-Summary



Fiscal Impact Results-Summary



Analysis Highlights-Summary

- The Suburban Residential Scenario Generates Substantially Larger Average Annual Net Deficits than the Rural Residential Scenario
  - Due to costs generated by the greater amount of residential development assumed
  - Approximately 83,000 additional housing units compared to 13,000 housing units

Analysis Highlights-Summary

- On a Per Unit Basis, the Combined Net Deficit Per Unit is *Less* Under the Suburban Residential Scenario, at $477 Per Unit Compared to $532 Per Unit
  - This is due to the economies of scale that occur with higher density residential development

Freilich, Leitner & Carlisle's presentation was a draft deliverable from Task 2B: Analysis of Agricultural Land Retention Strategies and Task 3B: Related Studies Coordination.

As defined in the Scope of Services, Task 2B is intended to " collect, analyze and present information regarding agricultural land retention strategies and implementing programs used in areas facing similar urbanization pressures, as well as development rights programs, land swaps, or any other means to ensure that land-owner equity is maintained, with emphasis on the success of such programs, their ability to solve shortcomings and their applicability to Miami-Dade County without negative effects on agricultural competitiveness."

Separating Investment Value From Agricultural Value And Return

	Partial Development	Full Development
Value of Land	$800,000.00	$1,500,000.00
Purchase of Development Rights	$100,000.00	N/A
Cluster Development (10 d.u./ 10 acres)	$437,500.00	N/A
Fed. & State Capital Gains Tax	-$73,794.00	$162,940.00
Section 170 (h) Deduction	$216,000.00	N/A
SUBTOTAL	**$1,479,706.00**	**$1,337,060.00**
Replacement Housing	N/A	$300,000.00
TOTAL	**$1,479,706.00**	**$1,037,060.00**
Per Acre Value	**$14,480.00**	**$10,037.00**

County's Primary Preservation Tool

	Preservation Tool	Funding	Stretching Funds Further	Primarily Administered By	Farmland Permanently Preserved
Suffolk County	PDR	Appropriations, bonds,1/ 4% of the sales tax, state grants	Bargain sales, matching dollars from towns	County Planning Department	9,000 - 10,000 acres since 1976
Lancaster County	PDR	Bonds, state grants, FPP	Bargain sales, installment purchases, (reg & bond), partnership w/ local farm trust	Ag. Reserve Board	55,009 acres since 1977
Virginia Beach	PDR	Appropriations, 1.5% real estate transfer tax	Bond financed installment purchases	Department of Agriculture	6,350 acres since 1977
Montgomery County	TDR	Not applicable	Not applicable	Department of Economic Development	41,270 acres since 1981
Yolo County	Zoning and Plannig	Not applicable	Not applicable	Co. Pl. Department	

Harbingers of Failure

- Too many issues
- External bureaucracy
- Inequitable responsibility, power, benefits (real or perceived)
- Intransigent personalities
- Lack of community support

Foundations for Success

- Targeted Mission
- Appropriate Process
- Mutual Benefits
- Dynamic Agreement
- Charisma/Statesmanship

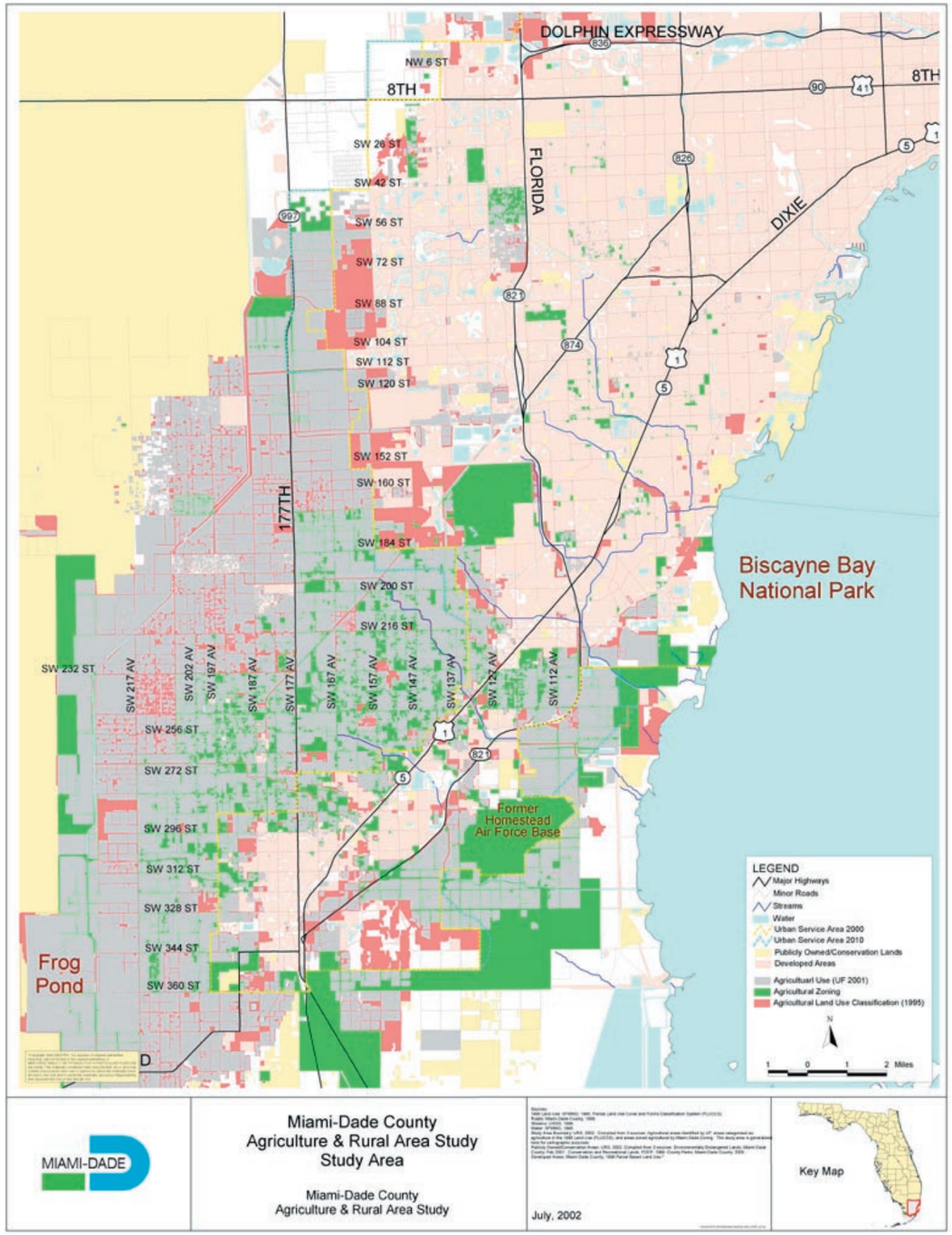
MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

The existing conditions of the Study Area were thoroughly mapped (GIS) by URS Corp as part of Study Task 1A: Environmental and Physical Analysis of Agricultural Land Use Practices. These maps were presented at the opening of the charrette. Please contact Jerry Bell, the County Project Manager at (305) 375-2835 for copies of the maps.

The map shown here illustrates agricultural use and zoning in the Study Area, defined in the Scope of Services as: "Agriculture and Rural Area and/or Study Area" is the portion of Miami-Dade County identified as agriculture on the Comprehensive Development Master Plan's (CDMP) adopted 2005; the 2015 Land Use Plan; or zoned AU (Agricultural); and/or having an agricultural exemption or currently in agricultural use.

Other visual representations of existing conditions included photography and hand drawings. Because the GIS information is so detailed that it is sometimes difficult to assimilate, DPZ produced a series of more generalized sketches or cartoons to assist in analytical thinking prior to the charrette. Some of this process of diagramming appears in subsequent pages and is further explained there.



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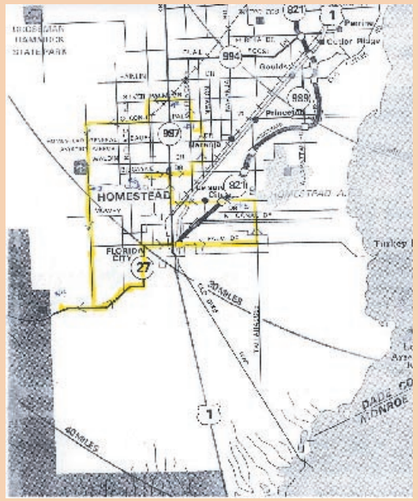
MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

In order to develop a shared visual vocabulary, a three-hour tour of the Study Area took place on the first charrette day. Participants included the Study consultant team, members of the Citizens Advisory Committee and County staff. The tour was led by Don Pybas, Executive Director of the Agricultural Cooperative Extension.

Below is the tour map, outlining the route taken.



MIAMI-DADE COUNTY

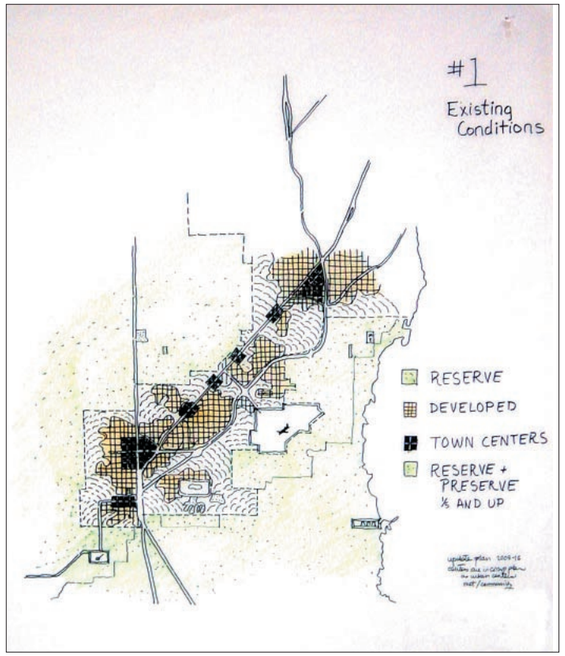
AGRICULTURE & RURAL AREA STUDY

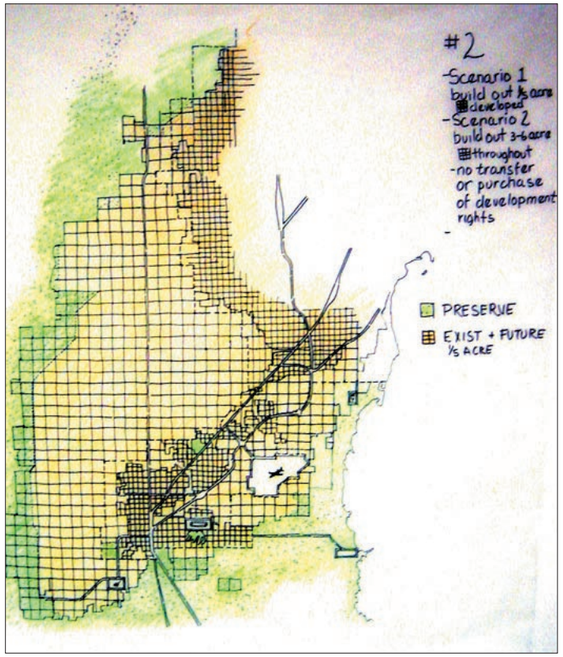
These diagrams were developed during an in-house October 15-16, 2002 workshop by the DPZ team in an attempt to graphically explore and gain a better understanding of the following

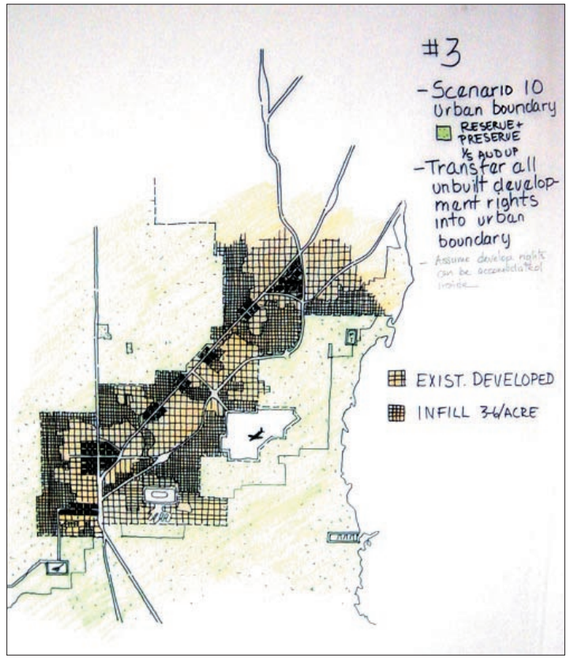
1. the existing conditions within the Study Area
2. the potential build-out of the two different Scenarios: (as outlined in the Scope fo Services - Task 1F), Rural Residential Scenario and Low Density Suburban Development Scenario
3. various agricultural retention strategies (PDR's, TDR's, etc...)

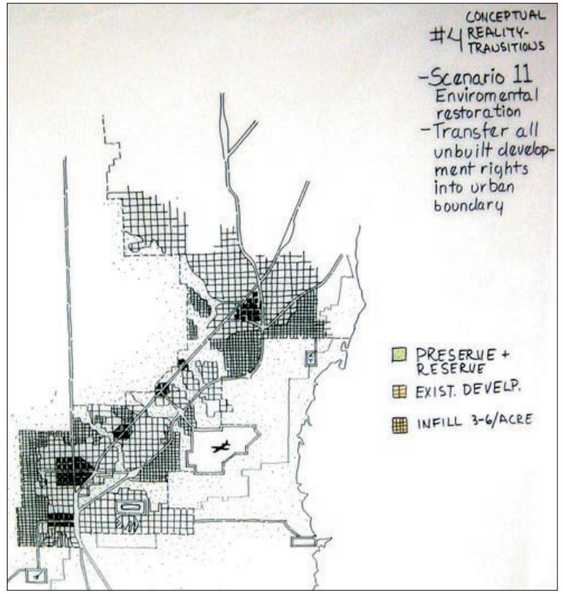
These diagrams were not intended as proposals, but rather as tools of analysis. In such a process, extreme concepts are sometimes depicted to better understand both negative and positive parameters.

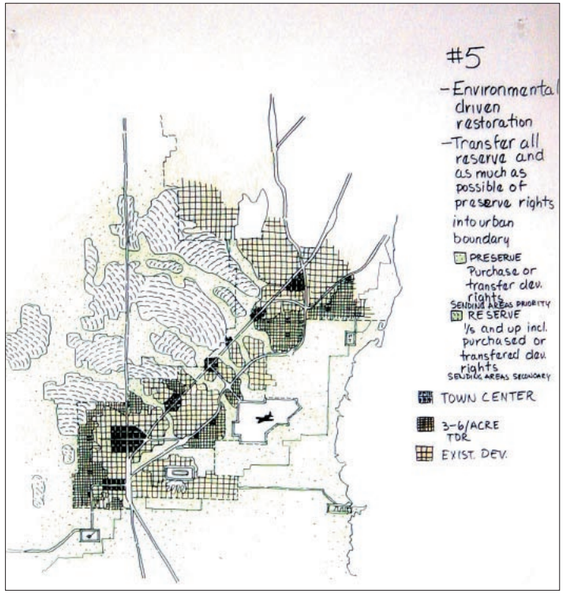
These diagrams were not presented at the charrette because they led to a series of more clear illustrations which are shown on the following pages and which were explained at the charrette before the round-table sessions.

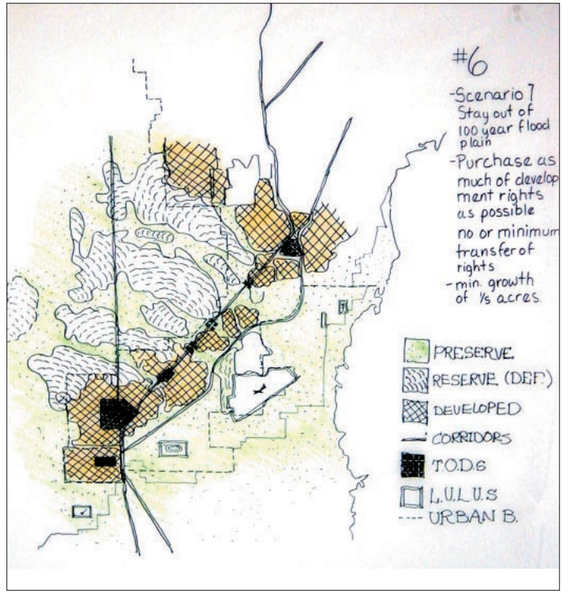












MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

The diagrams on the following pages were generated from the GIS maps that were provided by URS Corp. as part of Task 1A as outlined in the Scope of Services of the Contract. For the general purposes of these diagrams, certain assumptions were made and these are listed below.

Assumptions:

1. All land already developed remains as is
2. All land west of Levee 31 to remain in agriculture
3. All land within the Urban Development Boundary (UDB) will be converted to development, (except for that set aside for conservation or restoration)
4. Existing conservation areas remain intact
5. Available Land is defined as:
   - planned for Agricultural use in Miami-Dade CDMP
   - zoned AU (Agricultural);
   - has an agricultural property tax exemption, or is currently in agricultural use.

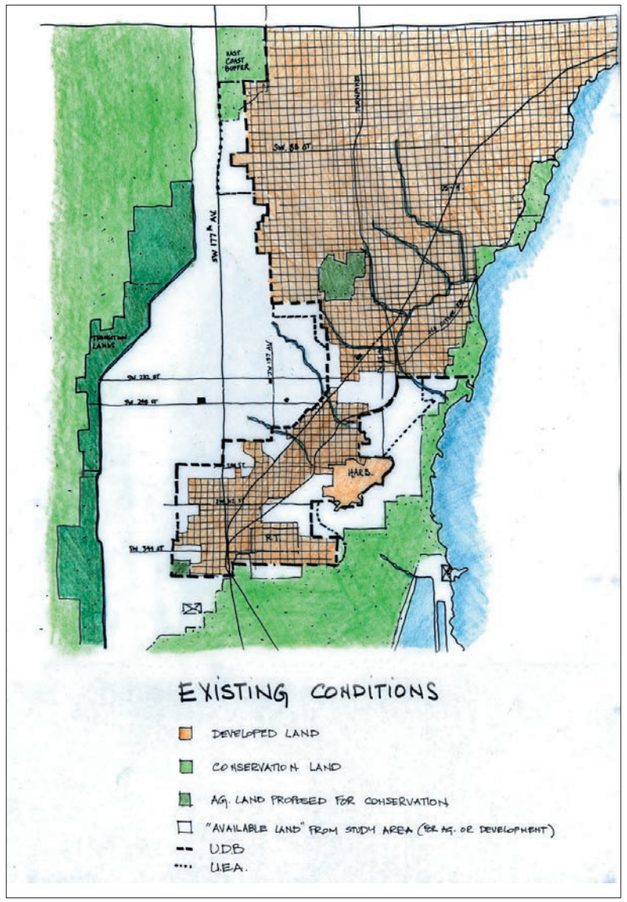
These diagrams reflect early Citizens Advisory Committee discussions about factors influencing agriculture or the use

EXISTING CONDITIONS - List of maps

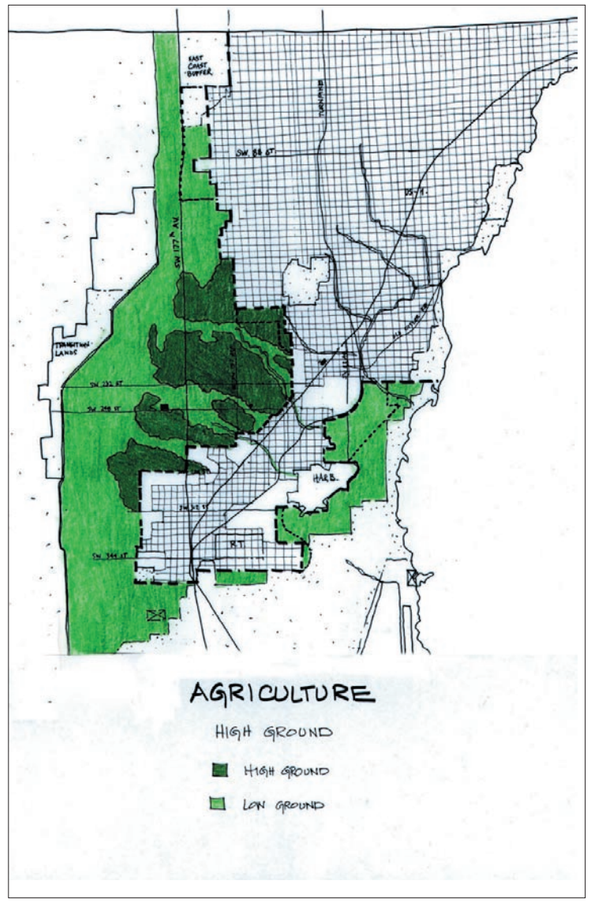
- High ground, least inclined to flooding
- Proximity to other agricultural operations; and distance from housing and UDB
- Parcel size, depending on crop type
- View corridors
- Population projections

DEVELOPMENT PRESSURE - List of maps

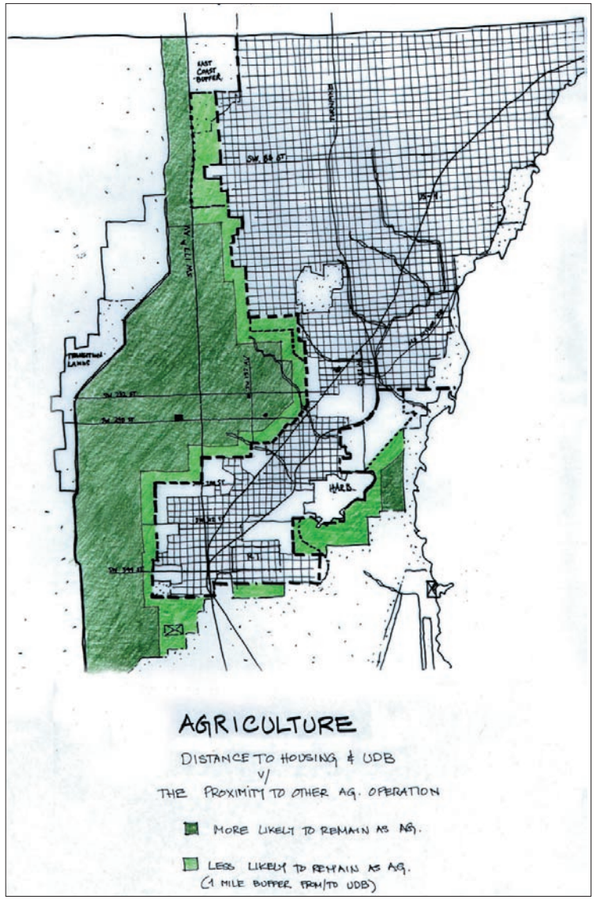
- Proximity to UDB
- Proximity to major roads and services
- Population projections
- Parcel size
- Proximity to downtown Miami
- High Ground (requiring least filling for roads, septic, etc…), and separation from wells and wellfield protection areas
- Distance from major power lines and noxious uses (prison, landfill, electrical plant)



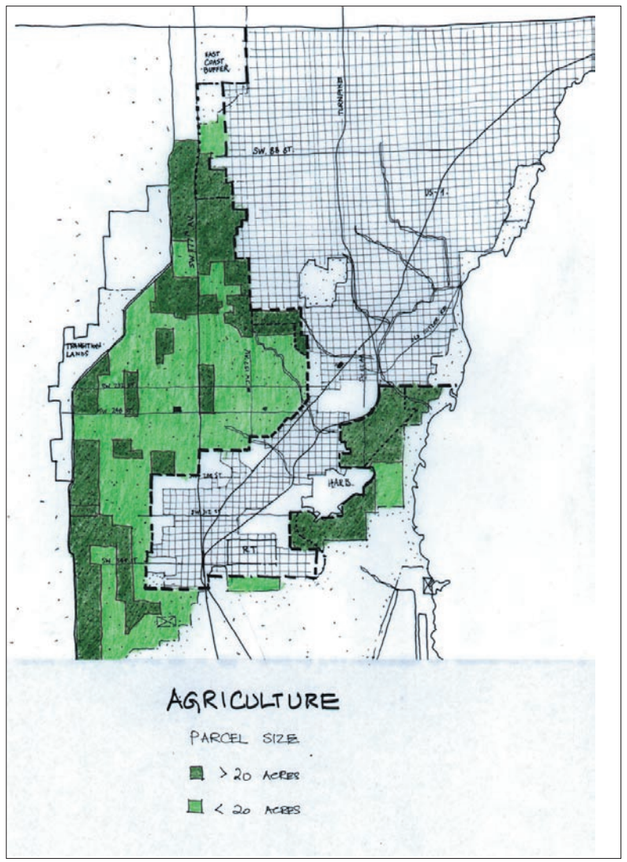
Existing Conditions Map



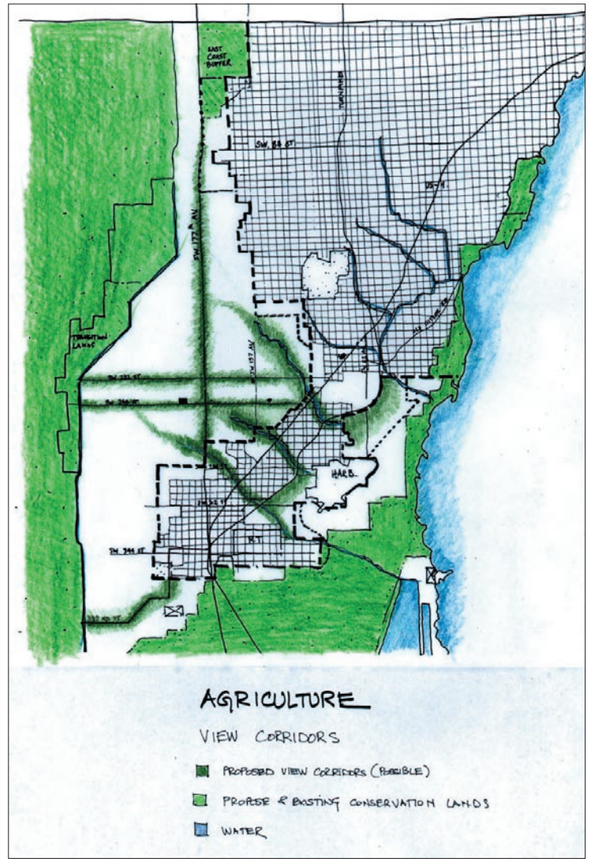
Map 1- Agriculture - High ground



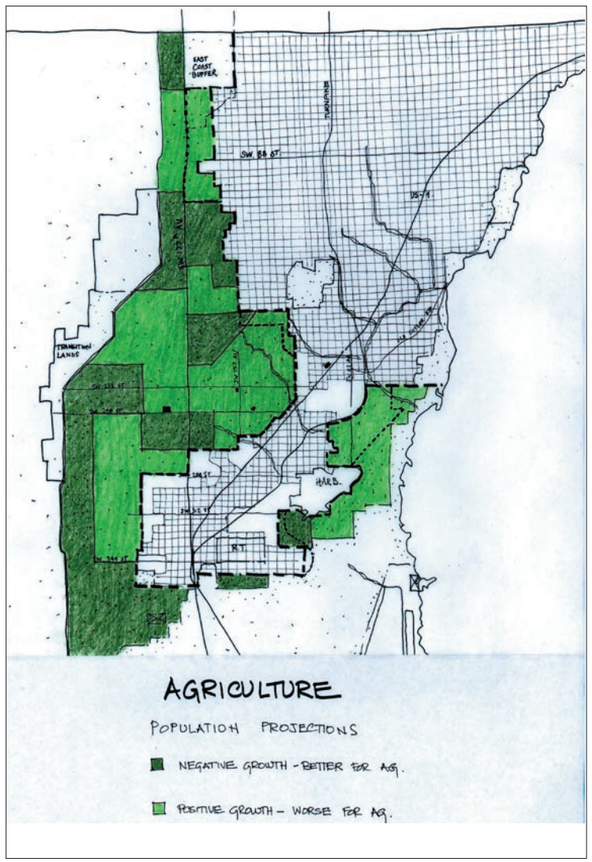
Map 2- Agriculture - Proximity to UDB



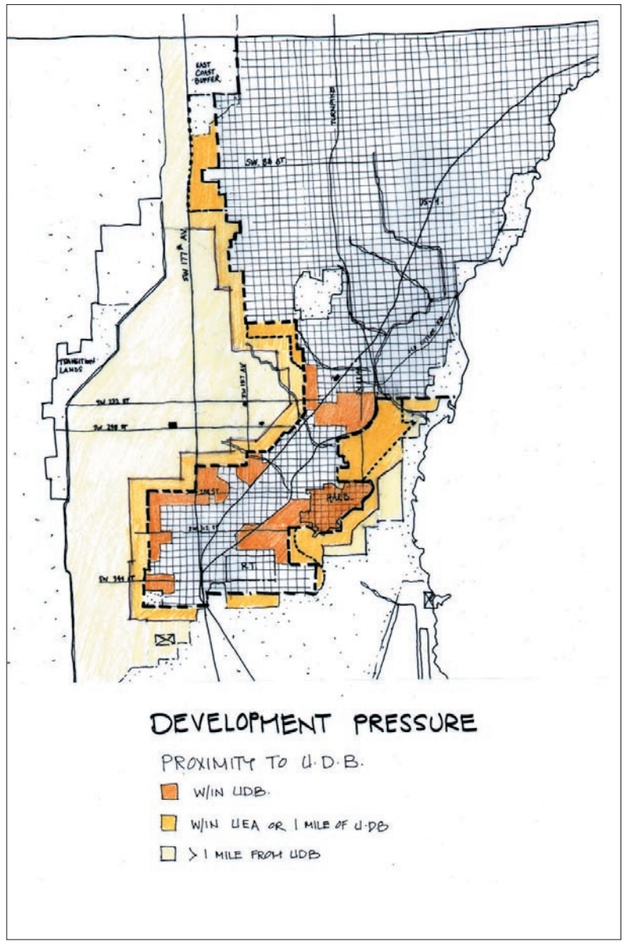
Map 3: Agriculture - Parcel size



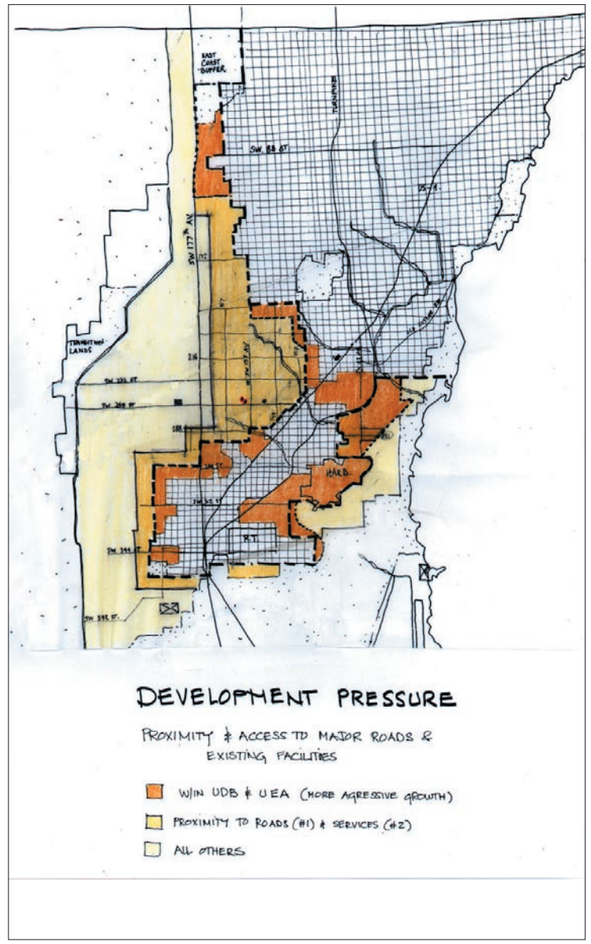
Map 4- Agriculture - View corridors



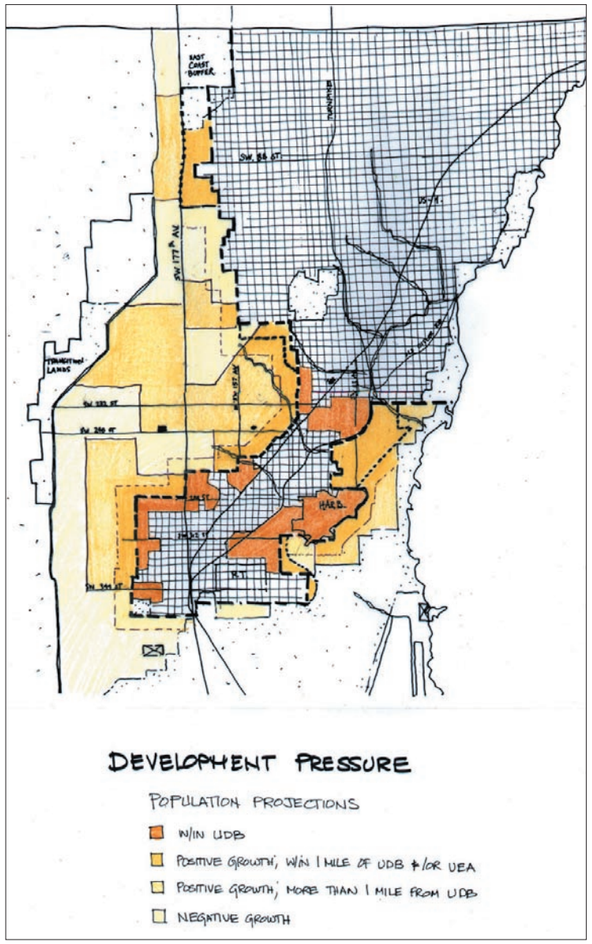
Map 2- Agriculture - Population projections



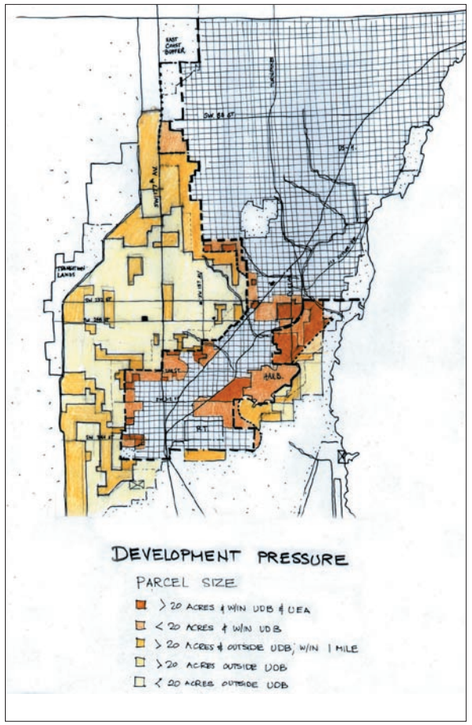
Map 1: Development Pressure - Proximity to UDB



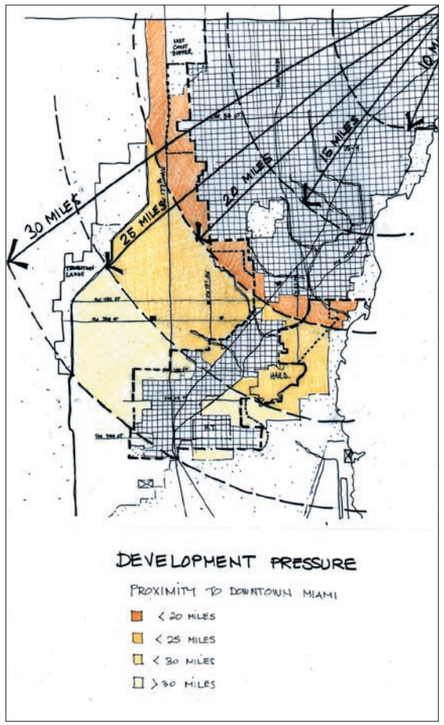
Map 2- Development Pressure - Proximity to roads and facilities



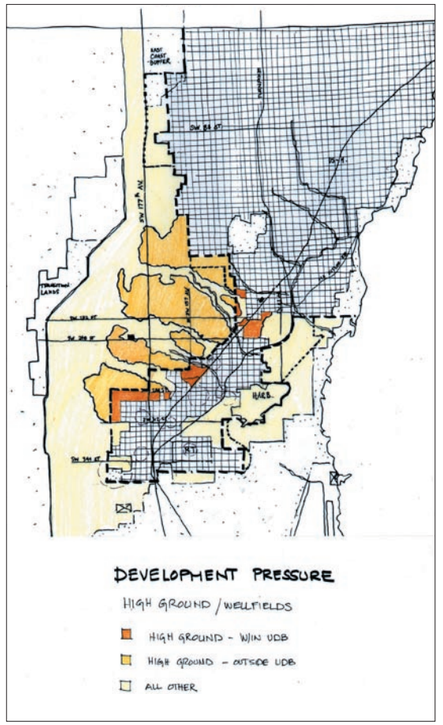
Map 3- Development Pressure - Population projections



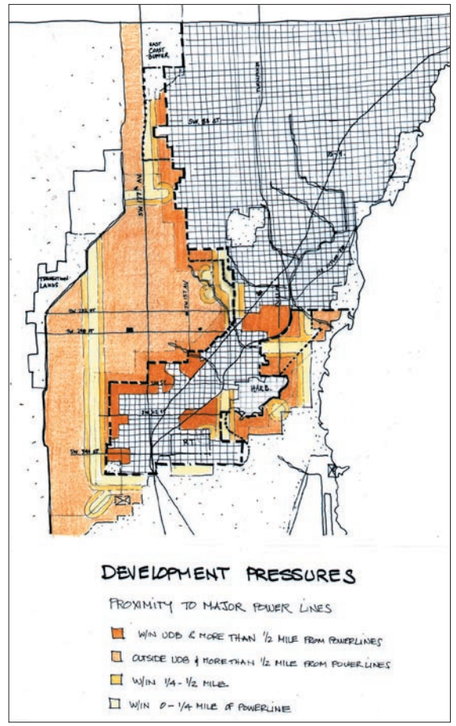
Map 4: Development Pressure - Parcel size



Map 5- Development Pressure - Proximity to downtown Miami



Map 6- Development Pressure - High ground / Wellfields & Wellfield Protection Areas



Map 7- Development Pressure - Proximity to powerlines

Following the presentations of the sub-consultants, and the executive summary of the Citizens Advisory Committee (CAC), a round-table session engaged the public in discussions of the issues and proposals for the future. Six tables were set up, each with eight to ten people, including a facilitator. The participants were given two hours to discuss, draw and write down the various issues discussed at their table following an introduction by Elizabeth Plater-Zyberk at the beginning of the session. During the third hour, a representative selected by each table presented the results and outcomes of the discussions.

The following pages depict the six maps that were produced at the tables, along with verbatim and unedited transcripts of the written text and notes which accompanied them. The notes reflect the introductory suggestions that the discussions separately approach the two key topics; a) agriculture as an industry, and b) land use and open space, as further outlined below. In addition, it was suggested that recommendations be organized according to three categories:

1. Policy
2. Management
3. Design

AGRICULTURE / THE INDUSTRY

Conflicting Assumptions:

- *Outside forces are determinant*
- *Profitability & predictability of possible returns in the future*

- Rapid decline as predicted
- Unexpected flourishing
- Under increasing duress with slowly diminishing returns
- Some flourish, while others decline

LAND USE / OPEN SPACE

Conflicting Assumptions:

- *Maintain land value at a minimum and at current values*
- *Maintain open space with rural character*

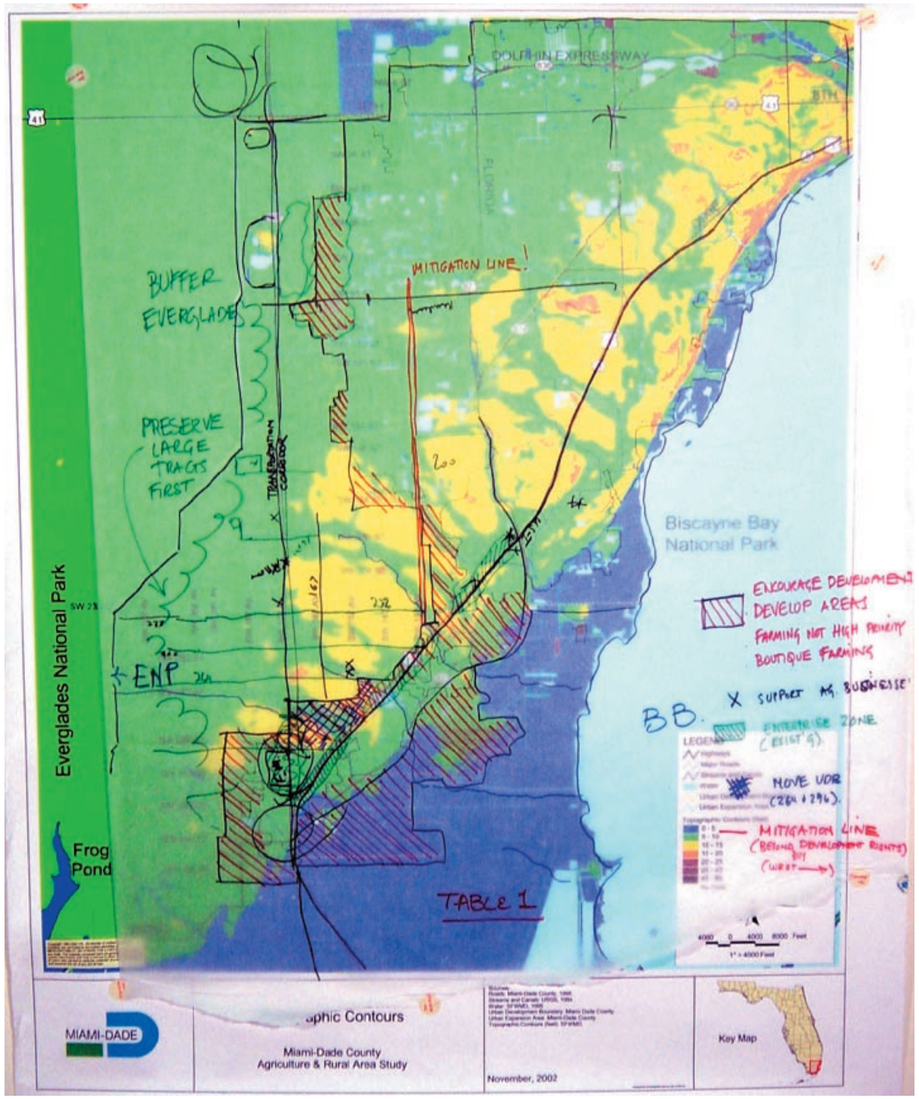
- Build-out at 1 unit /5 acres
- Maintain open space
  - Purchase of Development Rights
  - Transfer of Development Rights to urban edge inside or immediately outside the Urban Growth Boundary
  - Clustering within each property
- Buffering Everglades National Park
- Management of fallow land: stewardship scenario

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

TABLE 1 PARTICIPANTS

Torika Alonso-Burford
Amy Creekmur
Robert Freilich
Dave Friedrich
Morton Glosser
Penelope Gordon
M.B. Hatcher
Noble Hendrix
Pattie Hendrix
Marina Khoury
Karsten Rist
Gustavo Sanchez



POLICY

PRIORITIES

- Industry (+ import) – Profitability of agriculture (not land), no policies to negative profitability
- Charge 100% cost of infrastructure to new growth / encourage urban infill / tighten UDB expansion
- What do you do to preserve right of farmers profitability during increased population projections? Time and phase number of permits/year and cap all permits at current 1:5 land use and grand fathered lots
- Protect investment value of Agricultural land
  - Willing and flexible PDR supported by bonds and mitigation fees on new buildings
  - Get the most acreage for the money. (start west side and buffer Everglades) (time and phase east to buy time)
  - Cost sharing for the bond issue. Local, state, federal, and private / local trust to control
- Encourage County to pass ordinance for clustering. (mandatory at 1 d.u. / 1.25 acre)
- Advocate for agriculture at county level / state level / federal level
- Infrastructure improvement for Agriculture not for urban development (Rural LOS)
- Enforce existing pesticide rules strictly
- Create cooperatives or organization for discussion in the macro scale. (not just County, but state and federal)
  - Within the UDB:
    - Boutique farming
    - Develop areas for Ag. support transportation corridor (shown on map)
  - Identify minimum acres for Ag. support industries in corridors:
    - TIF bonds – tax increment finance
    - BID – business improvement district
    - Enterprise zone (tax credits for jobs)

NEED TO DEFINE:

- Agriculture
  - Earn your living from agriculture
  - Producer in commercial
  - Save the large ones
  - Don't extend UDB until rollback policies fulfilled in selected areas
- Rural

PDR ISSUES

- Market value appraisal at time of purchase
- Investment value for development (PDR)
- Finance by mitigation fees all new growth for PDR program

ADDITIONAL POLICY PROPOSALS:

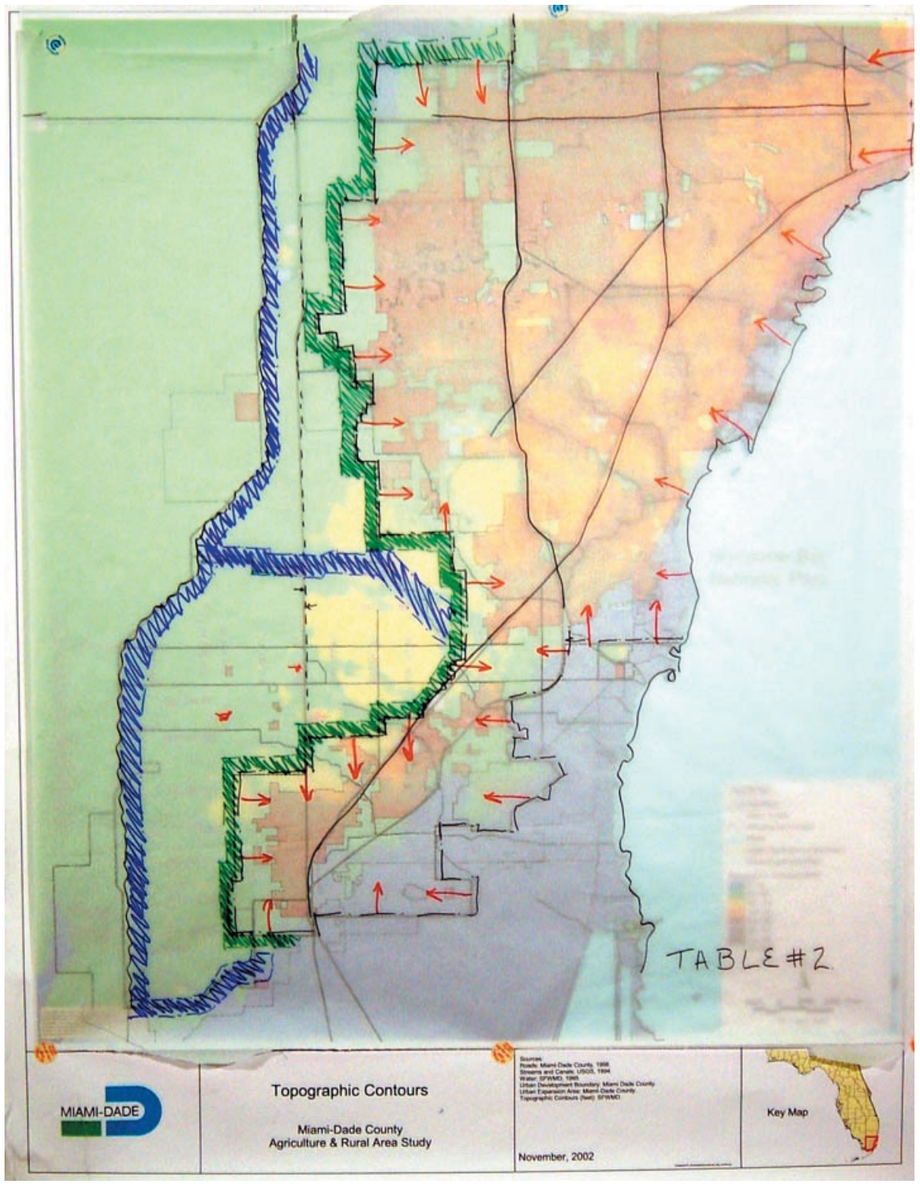
- Most products consumed in schools and in other institutions are from out of the country
- Buy local farm clubs
- Mitigation fees

DESIGN

- Develop a regional regulating plan/growth management that is sufficient for sustainable farming practices and for densification of existing urbanized areas
- Develop a buffer/"Best Friend" of ecosystem on edges

TABLE 2 PARTICIPANTS

John Anthony
Kern Carponter
Jean M. Harum
Charles McGarey
Brent Probinsky
Milt Rhodes
Barney W. Rutzke
Jane Russell
Jeff Speck



ISSUES

- County is insensitive to Miami-Dade County farmers
- Farming will continue only if profitable, but choice should be available
- Supply and Demand

POLICY

- Farm nuisance laws relaxed
- Property taxes eliminated for bona-fide farms.
- Financial assistance to farmers to be used for satisfying new regulations
- Referendum for conservation bonds to be managed by third party
- Provide an incentive to develop an insurance pool for liability insurance

MANAGEMENT

- Right to farm laws enforced
- Code officers should let up
- Farm theft is a problem, need better enforcement by police

TABLE 3 PARTICIPANTS

Carson Bise
Colleen Griffin
Blanca Mesa
Reed Olszack
Jim Stribling
Sally Stribling
Galina Tahchieva
John Wade
Randy Whitesides

VISION

CONSENSUS
- Maintain one house / 5 acres
- Maintain 1974 grand-fathered lands
- Develop higher densities and mixed use in US-1 corridors and use TDR's /PDR's to fund
- Keep large buffer on east coast
- Redevelop under-utilized Miami
- Infrastructure in place and complete before development
- Impact fees not in general fund, use for infrastructure
- US-1 transit corridor
- Government cannot manage Agricultural Land
- Corruption of Miami-Dade government
- Infrastructure and public transportation
- Mixed use – neighborhood structure
- New community structure – balanced use
- Trade inside density UDB for outside TDR's / PDR's
- Agricultural liaison with Miami-Dade County

NO CONSENSUS
- Redland incorporation
- Mandatory TDR's / PDR's

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TABLE 4 PARTICIPANTS

Caira Acosta
Rafael Acosta
Victor Acosta
Richard Alger
Joe Freal
Nancy Lee
Bill Losner
Tom Low
Sidney Robinson
Peter Schnebly
Georgean Smithe
Vito Stano
Dewey Steele

POLICY

- UDB line (East + West)
- Disclosure to potential buyers of farm practices to prevent lawsuits, i.e. spraying, herbicides, aerial spraying, bees, deliveries, irrigation noise
- Outside edge of UDB – Buffer land – transitional zoning, bed and breakfast (suggestions only)

MANAGEMENT

- Flooding

AGRI-TOURISM
- Bed and breakfast
- Tourist farmstand – has stipulations now. Should it be increased?
- Krome – have people drive by farms
- U-Pick

ISSUES
- NIMBY
- Profits Developers
- Reinforce UDB Line… Protect UDB
- Don't move me!
- Help save row crop farming

HOW
- Federal subsidy
- Marketing
- Advertising – (sketch shown of Jeb Bush promoting Miami-Dade County grown produce)
- Make Miami-Dade County and the State of Florida kick in a campaign to help promote local farm products
- Subsidize leased land by other than owner
- Transfer of development rights
- Flexibility, but no Hialeah or Doral

TABLE 5 PARTICIPANTS

Karyn Ferro
Joan Green
James S. Humble
George Johnston
David Kaplan
Shailendra Singh
William Raven
Pat Wade
Nanette Wulf

ISSUES

- Solve the equity issue - re: value of the land
- Bond issue to purchase voluntary PDR
- Growth limits provisions for affordable housing *(no consensus)*
  - Growth boundary
  - UDB rural
- Protection areas *(no consensus)*
  - Eg: pine lands, wetlands, prime agricultural land?
- Alternative uses
  - Eg: aquarium
  - Convert defunct farmers market
  - Succession or change strategy
- Make agriculture well
  - Tariff
  - Marketing campaign for domestic Ag. products
- No net growth
  - Population at 1du / 5 acres
  - Cluster 1 house / acre because of infrastructure
  - PDR at fair market value
  - Optional participation
- No residential clusters on Krome – not feasible
- Higher density on internal edge of UDB
- Locally grown marketing campaign
  - Redlands & Everglades tie-in
- Ag. liaison at County
- Ag. representative at Economic Summit
- DERM Regs. – Ag. community evaluation

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

TABLE 6 PARTICIPANTS

Natasha Alfonso
G. Maureen Bushnell
Diana Collingwood
Santiago Garcia
Douglas Krieger
Charlie Laub
Eleanor Miller
Marcelo Siqueira
Erik Tietig
Ron Weeks

POLICY

- Educational programs
- Preserve subtropical environment for growing trees
- Flood protection
- Do not implement policies that compel farmers to continue farming in a non-profitable environment
- Design policies that would maintain Ag.
- Educate Miami-Dade County Commission - establish a representative for the Ag. area
- Hold UDB where it is
- Develop marketing strategy for nursery industry
- Alternative uses for Ag. land (Eco-tourism / research)

DESIGN

- Buffer zones
- Preserve opportunity to farm in future
- Maintain Ag. zoning
- Develop near transportation centers
- Develop near UDB and have a gradual spreading out
- Keep zoning 1 / 5 acres with Ag. use zoning
- Change zoning for more dense development near UDB and gradually spreading south-west
- Do not cluster

MANAGEMENT

- Eco-tourism / research
- Strengthen local government - Needs to be sympathetic to Ag. issues as physical solutions are implemented
- Do not implement TDRs
- Voluntary purchase of DRs
- Row croppers employ 35,000 people
- Preserve a corridor along Everglades boundary

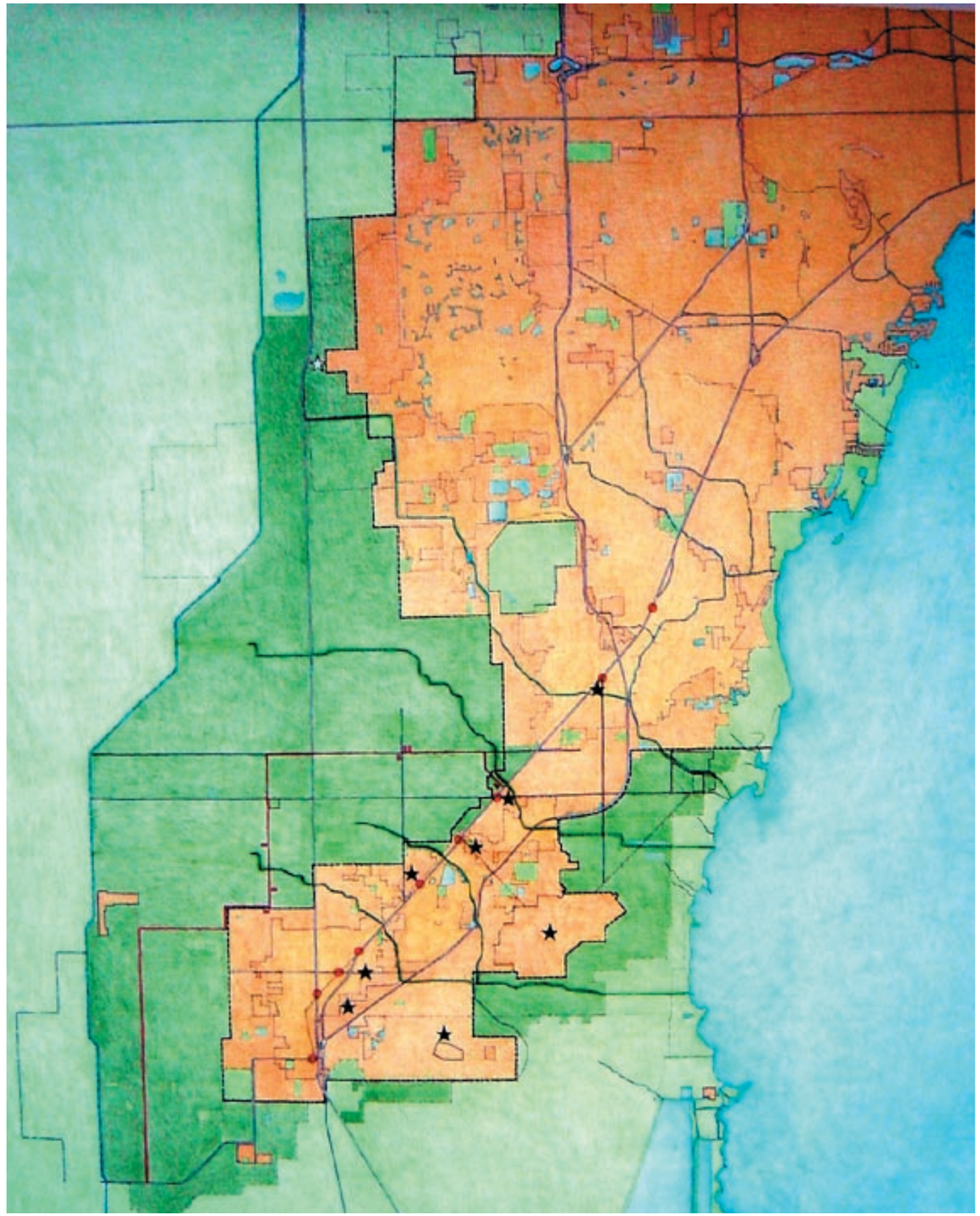
The illustrations on the following pages were developed during the charrette to illustrate certain issues and potential scenarios.

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

This plan depicts the Study Area maintaining it's rural character according to the suggestions of the round-table sessions.

- The UDB is held at its present line.
- New PDR and TDR programs offer options for additional subdivision in the Study Area.
- Red dots are future rail line stops.
- * Black stars are receiving areas for TDR's, usually within the UDB and related to transit stops and already existing activity centers. The west Kendall area should be considered for receiving.
- Canals / historic sloughs should be considered for environmental restoration.
- Land management techniques are codified for open space which is not used for agriculture.



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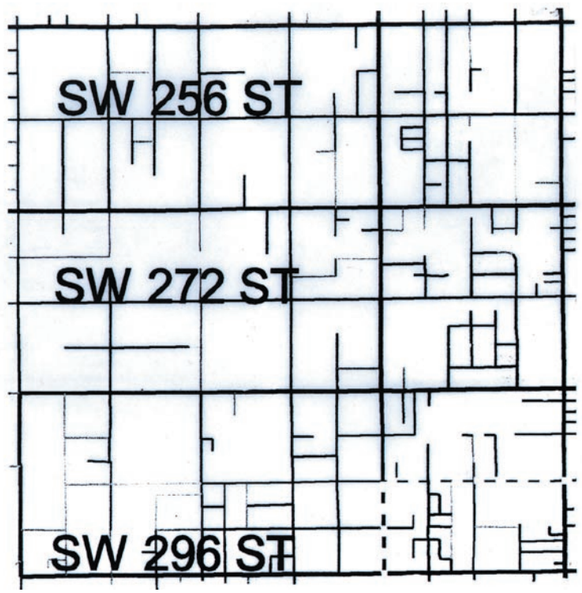
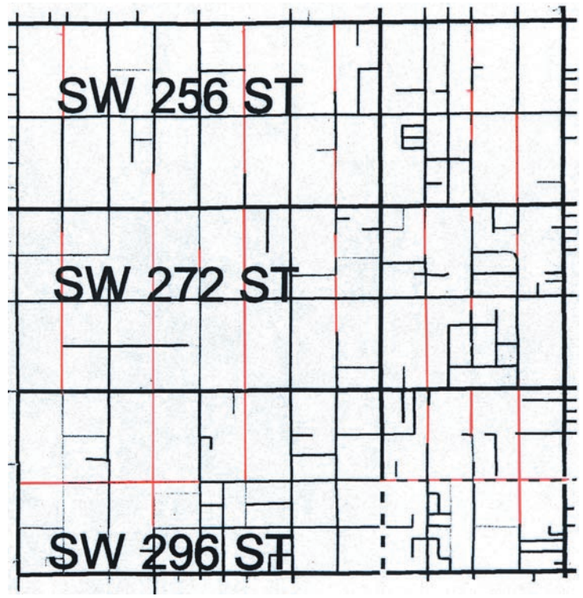
The size of private property tracts in the Study Area ranges widely. While the current zoning is 1 unit per 5 acres, reflected in platting throughout the area, there are also grandfathered smaller properties. The majority of land remains in larger tracts. A nine square mile section was taken from the GIS Road Network map of the Study Area. Existing streets are shown in black and new streets are shown in red.

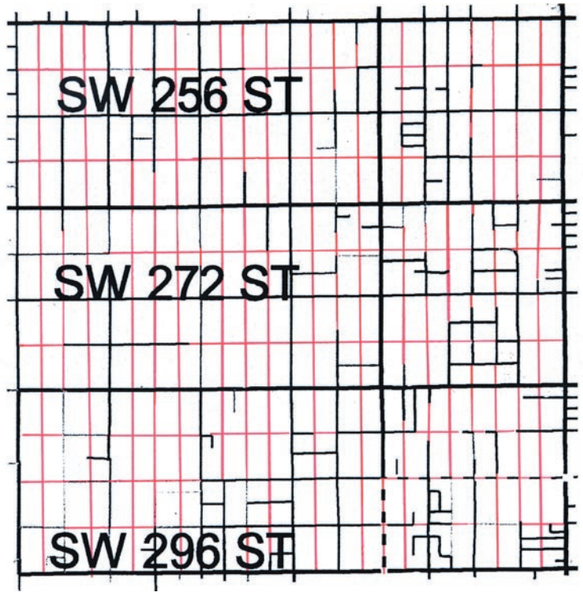
These three drawings show the potential transformation from the current condition (a variety of tract sizes), to a build-out of the current zoning (1 unit per 5 acres), and to a build-out at suburban density (3-6 units per acre).



Street Plan A: Existing Street Network



Street Plan B: Required new street network for the rural residential scenario: 1 unit / 5-acre



Street Plan C: Required new street network for the low-density suburban scenario: 3-6 units / acre

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

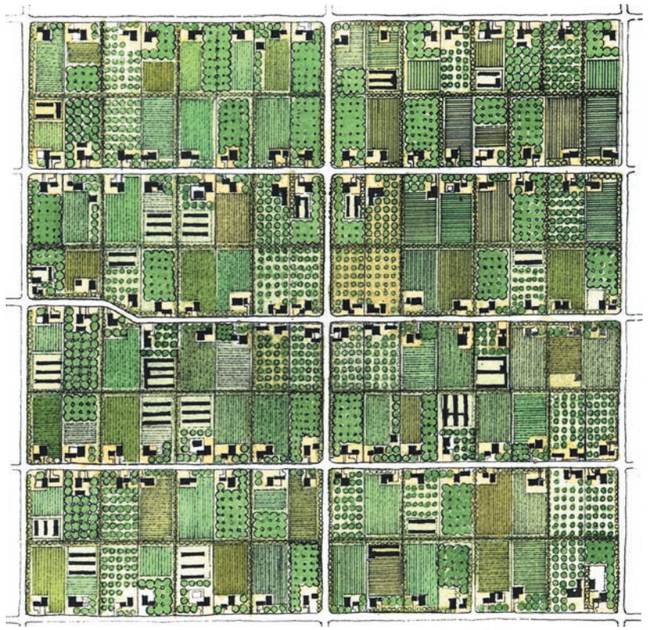
These illustrations on this page depict three different ways to distribute on a square mile section of land, one unit to five acres, the density of current zoning.

Drawing A: This drawing shows a typical subdivision pattern as allowed by the current zoning (AU), 1 unit / 5 acres. Up to 128 houses can be built on a square mile section (640 acres). This scenario A severely limits availability of land for many types of agriculture which requires large tracts of land.

Drawing B: This drawing depicts a scenario of the clustering within one's own property which allows for the realization of existing development rights while maintaining a variety of tract sizes for agriculture. Up to 128 houses can be built on a square mile section.

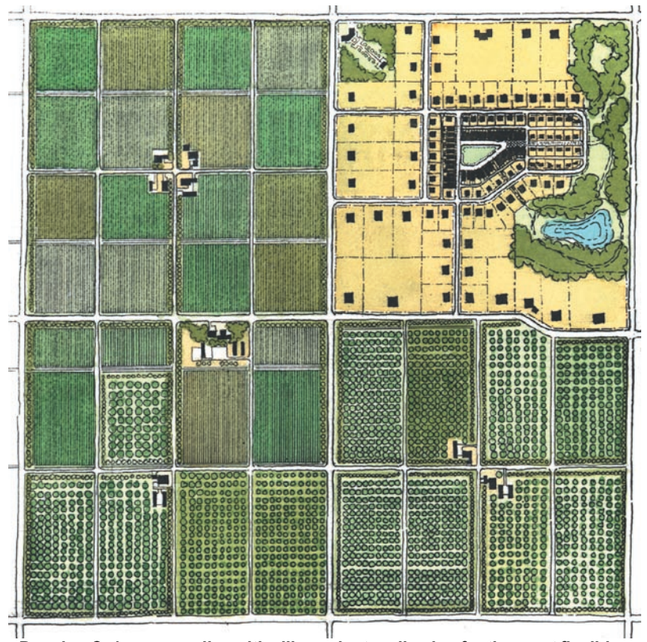
Drawing C: This drawing depicts 128 houses clustered on a quarter section so that 3/4 of the remaining land is retained for agricultural use or preserved as open space. This scenario accommodates a variety of housing types and densities, with tighter and smaller lots towards the center of the neighborhood, and larger lots (these can be greater than 5 acres) buffering the agricultural land.

A variety of policy tools are available to regulate and even incentivize the retention of large contiguous tracts of land for greatest agricultural flexibility now and in the future.



Drawing A: typical 5-acre subdivision of a square mile: 128 units

Drawing B: 1-square mile with a variety of tract sizes, including clustering within one's own property: 128 units



Drawing C: 1-square mile - with village cluster allowing for the most flexible retention of open land: 128 units

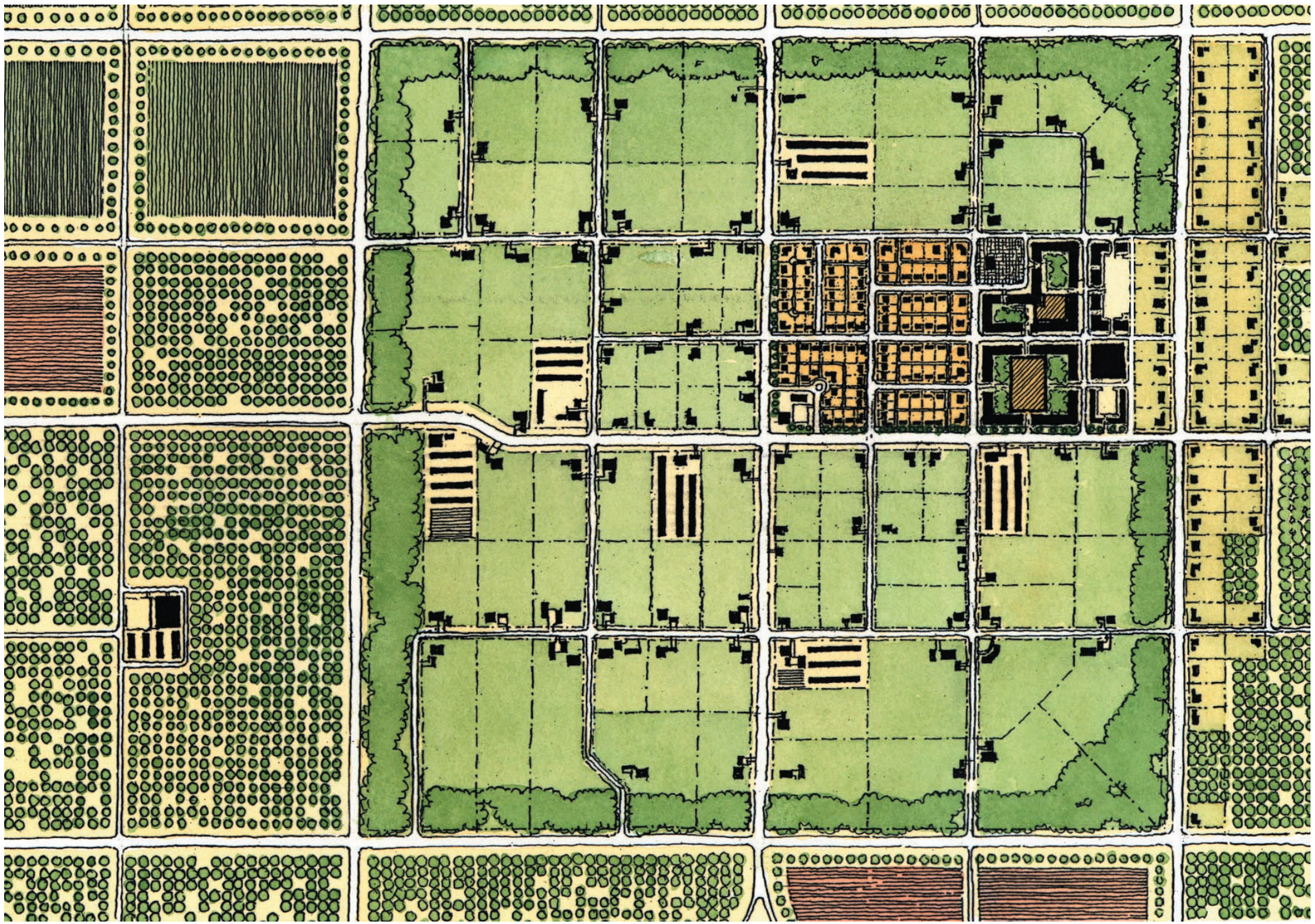
0 1/4 mile 1/2 mile

Scale

Draft Date: 12-02; 9701-Illustrations.indd

This illustration depicts another way to distribute on a square mile section of land, a much greater density than that of current zoning, in order to retain large and contiguous tracts of open space or farmland to ensure the greatest possible agricultural flexibility.

Drawing D: This drawing depicts a large village cluster close to the UDB line or to existing low-density suburban development , at an average density of 24 units per acre. This scenario accommodates a variety of housing types and densities. The single family homes on average-sized lots (5,000 s.f.) can accomodate an average of 8.5 units per acre. Townhouses can accommodate up to 18 units per acre. The 2-3 story multi-family buildings can accommodate up to 36 units per acre.

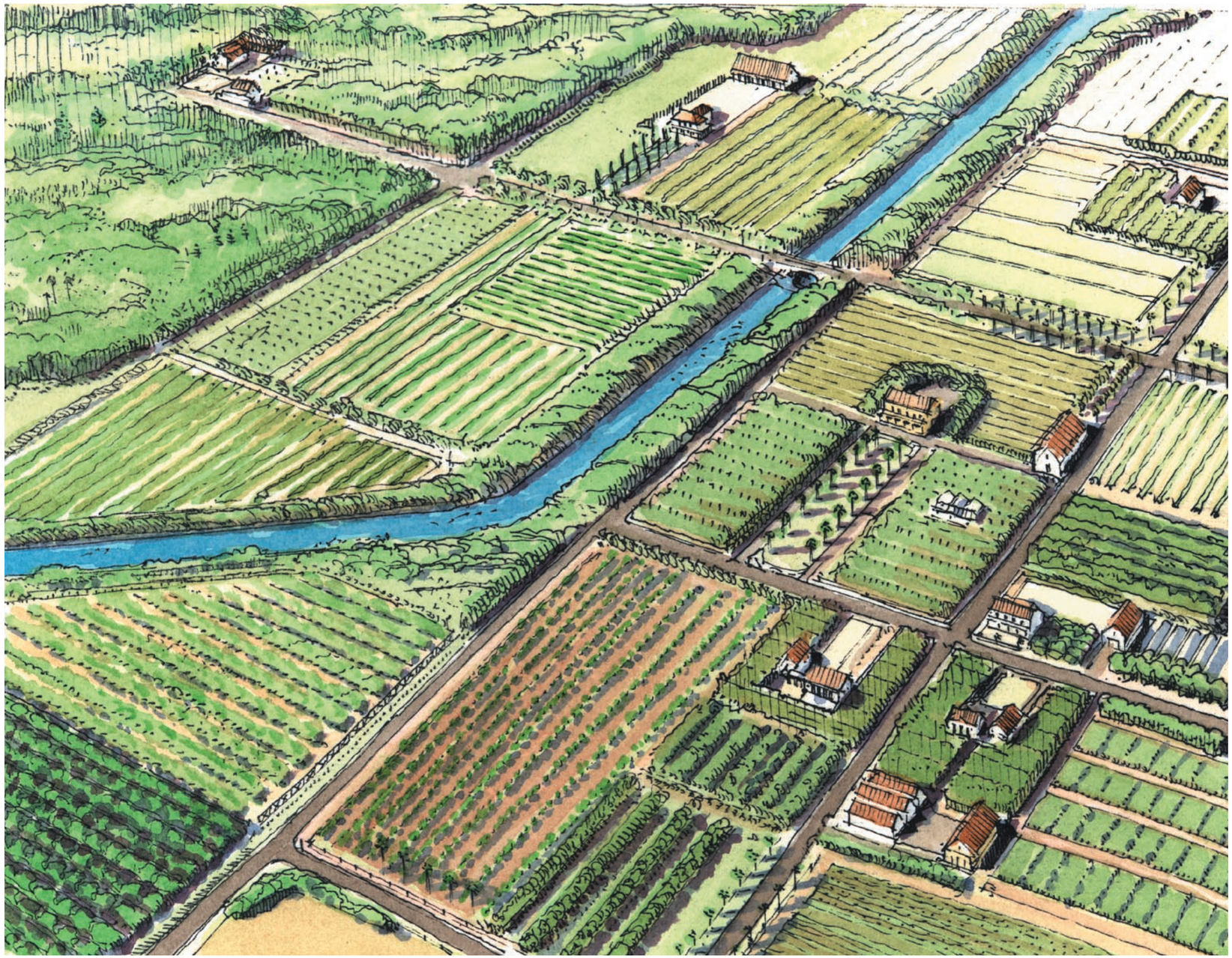


Drawing D: 1-square mile - with a village cluster close to the UDB line, allowing for the most flexible retention of open land.

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

This drawing shows the preservation of larger tracts of land close to the Everglades. When not in cultivation, large tracts of land, such as seen here in the upper left hand corner, should be required to follow a minimum stewardship standard to protect the health of the natural environment.

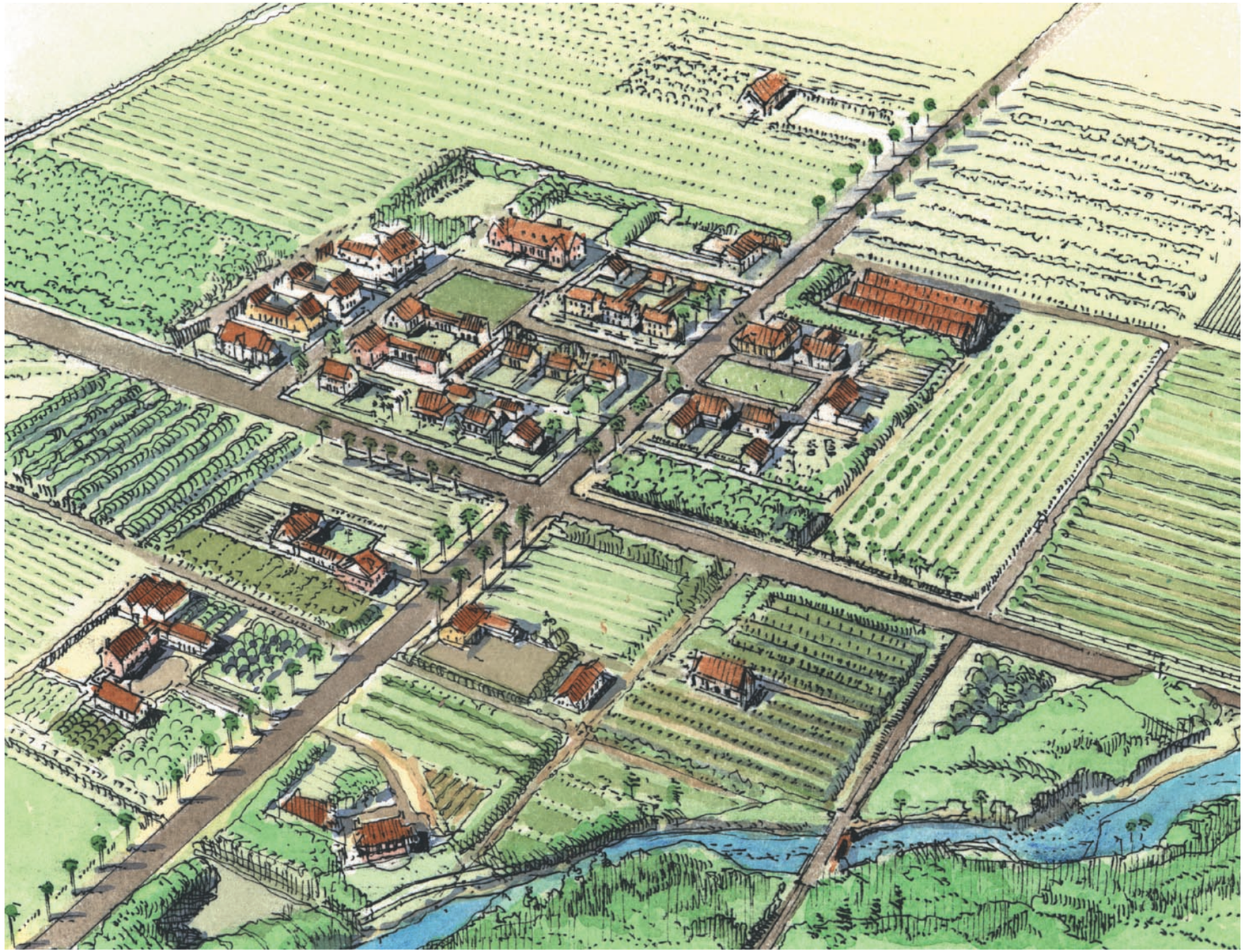


Agriculture near the Everglades National Park

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

This is an illustration of clustering development to maintain large tracts of contiguous open land for current and future farming and for potential restoration of natural drainage ways.



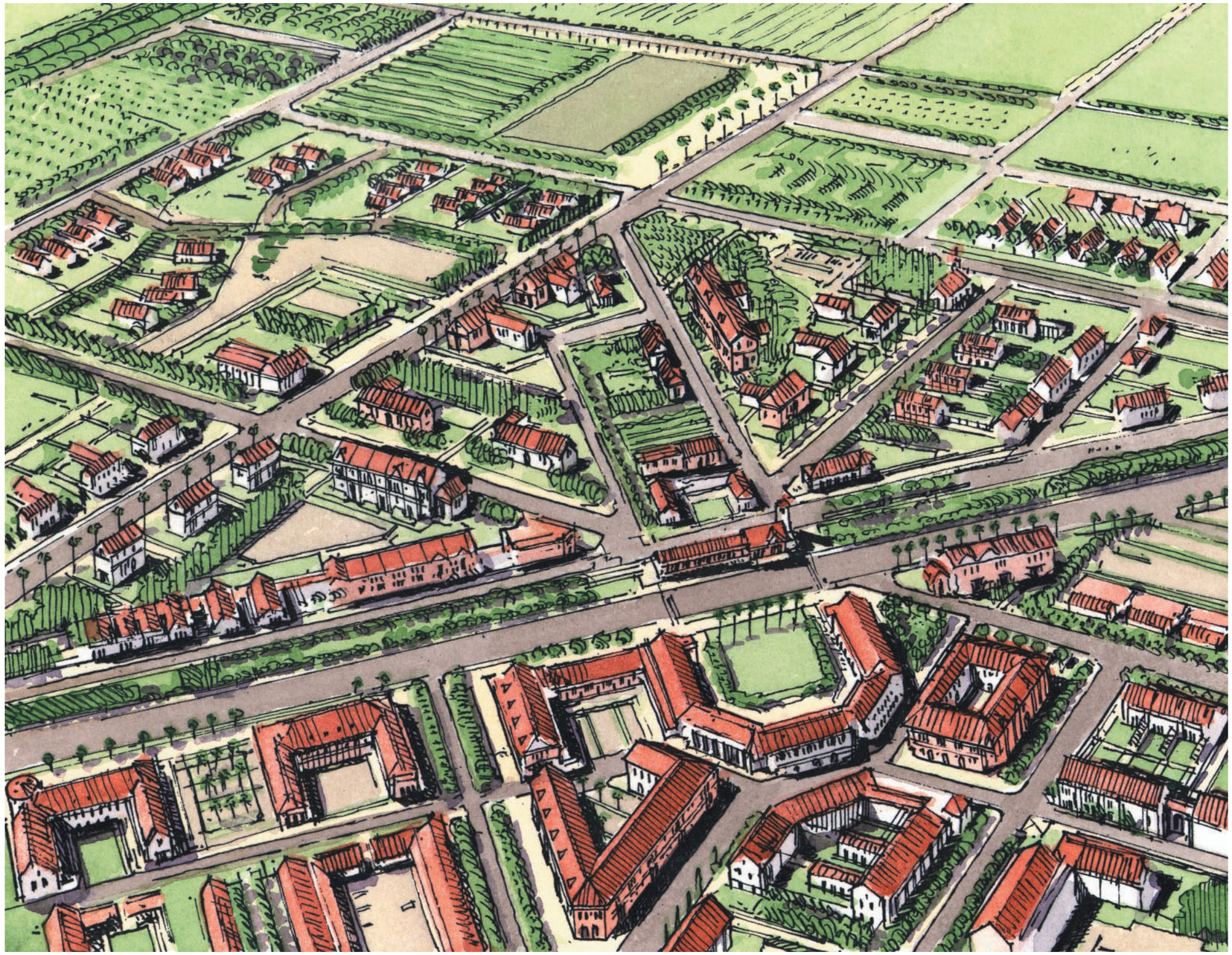
Examples of clustering in order to maintain contiguous open land for agriculture and environmental restoration

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

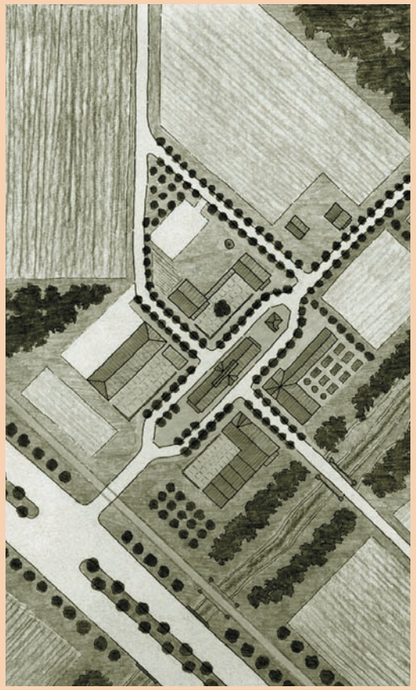
The planned expansion of public transit along Dixie Highway offers the opportunity to build transit-oriented, walkable and higher density village centers at the transit stops. Using the Cauley Square area as an example of such a development, this drawing shows the higher densities closest to the transit station, with open land in the background.

The requirement of transit-oriented density along this corridor would provide the ideal receiving area for development rights transferred or purchased from the adjacent agricultural area.



Example of a transit corridor receiving area which would incorporate higher density tranferred from nearby agricultural land

The US-1 route still retains several view corridors into agricultural land. These should be preserved to encourage visitors who can through tourism diversify and enhance the agricultural economy. An Agricultural Interpretive Center at one of these view sheds, here shown to be at SW 232nd Street, could enhance visitor experience as well as provide a promotional opportunity for local agricultural products. A farmers' market and demonstrations of different kinds of agricultural activities could be the trail head of a scenic route through the Redland, including historic Silver Palm Drive (SW 232nd Street).



An agricultural interpretive center inviting visitors to view agriculture at work, with a farmers' market, working exhibits, and the beginning of the agricultural trail.

The recommendations presented on the final evening of the charrette are here presented in a format paralleling that of the County's Comprehensive Plan. Five goals lead a series of objectives and policies which are identified as necessary to institute in order to achieve the goals. The consultant team combined information, concerns and suggestions from the sub-consultant reports presented at the charrette on Friday and Saturday, the work produced by the participatory round-table session on Saturday, suggestions by members of the public and the CAC who returned Sunday evening, to produce this draft for the Monday evening presentation.

This is a first draft of recommendations responding to the problems and opportunities identified throughout the duration of the Study and consolidated during the charrette.

The five goals are as follows. They are elaborated with objectives and policies in subsequent pages.

Goal 1: Maintain sustainable agribusiness industry
Goal 2: Ensure and define character of rural area and lifestyle
Goal 3: Maintain investment value of all Study Area land
Goal 4: Promote environmental sustainability
Goal 5: Prepare, approve and implement a comprehensive plan ammendment

Goal 1 - MAINTAIN SUSTAINABLE AGRIBUSINESS INDUSTRY

1. **Objective 1** - Land base - Retain as much of the existing 85,000 acres of agricultural land as economically feasible and consistent with maintaining private property rights.

   a. **Policy 1** - Recognize and enforce every landowner's right and option to practice agriculture on his/her property.

   b. **Policy 2** - Conform local regulations and enforcement to be consistent with (maximum) Florida right to farm protection and require disclosure documents at title closings.

   c. **Policy 3** - Provide incentives or develop regulation to encourage assembly, consolidation, and expansion of contiguous land holdings to manageable agricultural size.

2. **Objective 2** - Develop strategies to eliminate or lessen negative impacts to Miami-Dade agriculture that have resulted from international trade policy such as NAFTA.

   a. **Policy 1** - Create a seat at the table in Miami-Dade, Tallahassee, and Washington to promote US sub-tropical ag business.

   b. **Policy 2** - Level playing field on environmental regulation applicable to sub-tropical agriculture.

   c. **Policy 3** - Establish sub-tropical agribusiness zone with federal tax credits for reducing differentials in labor costs with foreign competitors

   d. **Policy 4** - Establish and enforce stricter control over importation of invasive species, pests, and diseases.

3. **Objective 3** - Profitability of agricultural industry

   a. **Policy 1** - Promote local use of local products.

   b. **Policy 2** - Broaden and deepen agricultural tax assessment valuation for large parcels in agricultural use.

   c. **Policy 3** - Create agribusiness and ag-tourism support corridor(s) including - e.g., roadside produce stands, bed and breakfasts, and an ag interpretive center.

   d. **Policy 4** - Establish group insurance for liability, business operation, health, and comprehensive coverages for agribusiness.

   e. **Policy 5** - Upgrade/maintain transportation infrastructure and critical police and security services to meet needs of agribusiness.

   f. **Policy 6** - Institute business improvement districts incorporating:
      i. marketing cooperative association,
      ii. state and national lobbying,
      iii. tax increment financing,
      iv. federal tax credits for labor,
      v. enterprise zone incentives,
      vi. security and cleanup, and
      vii. information management.

   g. **Policy 7** - Support agribusiness throughout the County by institutionalizing the four farmers markets in existing locations and replicating them throughout the County.

Goal 2 – ENSURE AND DEFINE CHARACTER OF RURAL AREA AND LIFESTYLE

1. **Objective 1** - Maintain existing zoning outside UDB at one dwelling unit per five acres.
   a. **Policy 1** - Develop clustering ordinances with bonuses under existing zoning outside the UDB to assist in voluntary assemblage of larger usable contiguous agricultural tracts.
   b. **Policy 2** - Organize large agricultural tracts to reduce amount of fallow, unusable land to curb spread of invasive species.
   c. **Policy 3** - Review zoning ordinance to eliminate restrictions onerous to undeveloped working farms.
   d. **Policy 4** - Establish zoning district to accommodate agribusiness and ag-tourism support corridor(s).
2. **Objective 2** - Stabilize current urban development boundary (UDB).
   a. **Policy 1** - Grant equal treatment to working farms within the UDB to receive all benefits of ag land outside the UDB.
   b. **Policy 2** - Review urban expansion area (UEA) for consistency with comprehensive plan.
3. **Objective 3** - Limit infrastructure service capacity to be consistent with rural density and agribusiness needs.
   a. **Policy 1** - Establish rural levels of service for schools, police, fire, stormwater management, open space, parks and preservation, emergency response, and libraries.
   b. **Policy 2** - Adopt ordinance requiring new development to pay for all capital infrastructure the need for which is generated by the development, exempting agriculture and agriculture support industries.
   c. **Policy 3** - Enforce subdivision regulations for conversion of agricultural lands to development lots.
   d. **Policy 4** - Enforce concurrency requirements, timing, and phasing development lots to availability of adequate public facilities at time of development approval at established levels of service.
   e. **Policy 5** - Establish numerical building permit allocation to meet overall infrastructure needs.
4. **Objective 4** - Promote design that maintains and enhances rural quality of life
   a. **Policy 1** - Produce pattern book for building design compatible with the area's historic structures.
   b. **Policy 2** - Develop design guidelines for roadside landscape and fencing consistent with rural character.
   c. **Policy 3** - Develop design guidelines for rural clusters.
   d. **Policy 4** - Modify County Public Works requirements and standards to ensure rural character for street sections.
   e. **Policy 5** - Designate scenic roadways designed and maintained to enhance the rural quality of the area.
   f. **Policy 6** - Establish and protect sites and road sections in conjunction with view corridors.

Goal 3 - MAINTAIN INVESTOMENT VALUE OF ALL STUDY AREA LAND

1. **Objective 1** - Establish development rights program at fair market value.
   - a. **Policy 1** - Establish land value for all development rights programs and financing of agricultural activities at current one dwelling unit per five acre and actual zoning density for grandfathered land.
   - b. **Policy 2** - Restructure County "SUR" program to include viable receiving areas
   - c. **Policy 3** - Design and implement a purchase of development rights (PDR) program to enable Federal, State, Regional, County, and private (trusts) purchase of development rights with established priorities.
   - d. **Policy 4** - Create incentives to allow clustering of residential development on single-owner or aggregated tracts to increase overall value and assemble contiguous undeveloped areas for agricultural use.
   - e. **Policy 5** - Utilize federal tax deductions and state property tax assessment for agricultural use and credit/exempt taxes for ag operations
   - f. **Policy 6** - Enlarge county revenues for PDR through countywide bond program and mitigation fees.
2. **Objective 2** - Upgrade transportation maintenance and repair levels of service on rural roads and corridors.
   - a. **Policy 1** - Identify roads used to transport agricultural products.
   - b. **Policy 2** - Re-pave identified roads to acceptable standards.
   - c. **Policy 3** - Maintain existing capacity or arterial and secondary roads at rural level of service standard.
   - d. **Policy 4** - Extend rural road network grid to meet rural population growth and require development to pay for full cost generated by the development.
3. **Objective 3** - Increase support services for agribusiness.
   - a. **Policy 1** - Establish agricultural districts to limit special assessments, reduce property taxes, and fund special services and security.
   - b. **Policy 2** - Coordinate county police and emergency service with ag district supplemental service.
4. **Objective 4** - Work towards balanced federal and state environmental, water, and conservation policies compatible with agricultural sustainability.
   - a. **Policy 1** - Utilize federal and state grants for conservation programs on agricultural lands and migratory bird refuges.
   - b. **Policy 2** - Ensure that all required buffers be placed on development and conservation lands
   - c. **Policy 3** - Allow agricultural lands to be used as a buffer provided that ag use extends to property lines.
   - d. **Policy 4** - Restore slough system to carry surface and groundwater overflow from Everglades Park and help drain farmland.
   - e. **Policy 4** - Coordinate with Federal and State agencies for wider use of pesticides to control of invasive plants, pests, and diseases.

Goal 4 - PROMOTE ENVIRONMENTAL SUSTAINABILITY

1. **Objective 1** - Organize habitat corridors for species preservation and rural area enhancement.
   - a. **Policy 1** - Prioritize protection of undeveloped land that contributes to habitat and drainage corridors.
   - b. **Policy 2** - Establish ag management team to coordinate inter-agency cooperation on activities and programs affecting environmentally sustainable industry.
   - c. **Policy 3** - Develop planting strategies to ensure that invasive and non-endemic species (i.e., Brazilian Pepper) will not compromise agriculture or undeveloped land.
   - d. **Policy 4** - Encourage clustering of development and assemblage of working farm land to minimize spread of exotic and invasive species.
   - e. **Policy 5** - Establish native plant production and marketing center within ag business corridor to encourage development site use.
2. **Objective 2** - Structure flood control and water table management systems to lessen impacts on agribusiness and rural residential dwellings.
   - a. **Policy 1** - Direct new flood control systems and drainageways into riparian corridors and existing sloughs.
   - b. **Policy 2** - Divert new residential storm drainage (i.e., rooftop and driveway runoff) away from septic leachfields.
   - c. **Policy 3** - Institute rainwater harvesting for irrigation.
   - d. **Policy 4** - Encourage graywater recycling systems to discourage excessive use of groundwater aquifers.
3. **Objective 3** - Utilize best management practices (BMPs) for environmental management rural waste treatment systems.
   - a. **Policy 1** - Establish watertable separation standards for absorption/leachfields on new residential development.
   - b. **Policy 2** - Provide septic system management documents and educational materials for new residential owners with real estate disclosure.
   - c. **Policy 3** - Encourage use of community septic or low pressure systems in connection with clustering.
4. **Objective 4** - Widen range of pesticide product availability suitable for use in sub-tropical environments.
   - a. **Policy 1** - Encourage research to develop new and approve existing pesticide products for use in sub-tropical agriculture.
   - b. **Policy 2** - Incorporate subtropical agricultural pesticide product analysis within Federal, State, Regional, and County environmental assessments.

Goal 5 - PREPARE, APPROVE AND IMPLEMENT A COMPREHENSIVE PLAN AMENDMENT

1. **Objective 1** - Create new ag element in CDMP to incorporate agribusiness and rural residential areas.

    a. **Policy 1** - Incorporate in ag element capital improvement programming and budgeting for ag infrastructure.

    b. **Policy 2** - Define agriculture for purposes of implementing plan.

    c. **Policy 3** - Structure plan element around incentive approaches.

    d. **Policy 4** - Modify existing goals, objectives, policies, and strategies (GOPS) to be internally consistent with new ag element.

    e. **Policy 5** - Authorize sub-area planning below CDMP level for ag area

2. **Objective 2** - Establish monitoring and evaluation standards to measure implementation and attainment of goals and objectives.

    a. **Policy 1** - Execute ag elements GOPs through County actions, development approvals, and enforcement.

    b. **Policy 2** - Develop benchmark standards and dates to achieve GOPs.

    c. **Policy 3** - Empower ag practices committee to monitor and verify benchmark achievement and to recommend adjustment in programs and actions.

3. **Objective 3** - Develop political mechanism for plan adoption, implementation, and liaison with ag business.

    a. **Policy 1** - Establish funded position for ag advocacy within Mayor's office.

    b. **Policy 2** - Appoint an ag representative (i.e., a "real" farmer) to County Planning Commission.

    c. **Policy 3** - Assign responsibility to Ag Practices Committee as a reviewing body for amendments to CDMP and implementing ordinances that affect agriculture

This Appendix contains records of the public input at the charrette. All these original documents are part of the public record of this charrette, and as such, have been delivered to the County Project Manager. The following documents are included here:

1. Comment Form Questionnaire with a summary of responses to each question.
2. Transcribed notes from the questions and answers sessions that took place after all presentations.
3. Copies of the sign-in sheets.

MIAMI-DADE COUNTY

AGRICULTURE & RURAL AREA STUDY

Comment forms were made available to the public during the entire charrette. People were encourage to complete these forms and provide them to the Consultant team up to 5 days after the charrette.

The original comment forms are part of the public record of this charrette, and as such, have been delivered to the County Project Manager. All comments seen here were transcribed verbatim by the consulting team and grouped together by question for ease of reading and understanding.

1. What do you VALUE most about the Miami-Dade County Agricultural and Rural Area?

- My family has been growing avocados in Miami-Dade (Redland) County for about 55 years. This farm is my home and I value the rural lifestyle and the relative peace & quiet. I value growing food for myself and other people. I value being able to leave the windows open to cool my house with cross ventilation and ceiling fans. I value the wildlife, the sunsets, and the stars out here at night. You should see the avocado trees in bloom – paradise.

- I value the production of fruits, vegetables, and nursery crops which have intrinsic value and add to the health of our country. I value the green space, the reduced traffic and the slower paced life in that Ag + rural area.

- Quality of life. No more than one house on five acres.

- The 5-acre restriction allows land to feed the masses in the event of a worse case scenario. The year round ability to grow plants and the diversity of crops that grow here.

- The ability to make a living in a rural setting close to a metropolitan area.

- JL's providing food
- JL's providing open, green area
- More trees, cleaner air
- I don't want wall-to-wall homes, malls, condos, people

- $1 billion crop production value, 14,000 permanent farm jobs, non-economic value to have undeveloped regions of county for collective psychological well-being.

- Tranquility – a delightful place to live and work without the stress and congestion common to the more heavily populated areas – nursery operations, fruit groves, and row crops make for good neighbors, freedom, and peace of mind are a paramount benefit. The mental and physical good health of the low density inhabitants of the rural area are another benefit. – the various agricultural ventures have high economic importance.

- The unlimited potential for this unique growing region to be a major contributor of agricultural products to the world.

- The low-density, rural character of the area. There is no other area in the County like it. Also, because of the agriculture and rural nature, it engenders and fosters a different type of community – most folks either know one another or at least "encounter" each other during their daily life.

2. What are your major CONCERNS about the economic future of agriculture in this area?

- My concerns are that agriculture in all its forms will not be able to survive the pressures of urban development. Help us stay in business.

- My major concerns center around profitability of farming in this area. Many problems have come from the federal government as well as the state government such as trade agreements. Excessive regulations + introduced pests cause the costs of farming to go up; out of county competition and grocery chains have been squeezing prices paid to the farmer down.

- Government and the national parks.

- Water (too much, too little)
- Pesticide research to allow biological controls as the norm
- Why we don't have a local market in an area north when the population is estimated 4.3 million and south to Key West.
- Lack of marketing Redlands products (unified). Perhaps U.F. could do a public/private partnership with an international marketing company to do a pilot project with Redland.
- Tropical grown products that are processed elsewhere such as NJ (plantain chips + mamey ice cream).

- Inability for future profits due to rising costs of production, tight margins, imported pests and diseases. Threat of preservation movement and possible loss of land equity.

- Squeezing out the small farmer by reducing Ag exemption until the small farmer can NO LONGER AFFORD to pay the TAXES! It's not only our farm it's our home!

- Urban sprawl will convert remaining 85,000 acres of farmland within 10-20 years without an effective growth management program.

- There is NO surplus agricultural land. The farmers need all the land they can obtain the use of (by Ag lease) or by purchase when able. Farming of row crops may in time diminish – but nurseries and possibly groves will use the land. If you want to speak with me as to more detail – Phone 305.258.3264

- Development pressure and lack of strategic resources to enhance viability of agricultural production and marketing. Need growth limits (limit or moratorium on building permits) in the county.

- All throughout the US, agriculture is an endangered industry. NAFTA and the FTAA will be open borders to deregulated commerce. There is no political "will" from government to ensure agriculture can be viable – the climate is to allow "market" forces to rule – development opportunities coupled with an increasing grim agricultural future almost insures the slow attrition of agriculture and agricultural lands. Ultimately those who want to stay in agriculture will be unable to do so just from a financial reason – less vendors for suppliers, proximity of suburbs, etc. Demand the appointment of the "ag czar" at the mayor and County Manager's level.

3. What are your major CONCERNS about the environmental lands in this area?

- My concerns again have to do with urban development and/or urban over-development.
- I am concerned about the power that the national parks have in setting policy that effects our endangered species: "The Farmer".
- There is too much environmental land and the parks want more. They want to control outside the parks.
- Human impaction – need tours
- Lack of water or too much
- Lack of human education on environment
- Biological controls vs. pesticides.
- Lack of concern of Miami-Dade County Commission and some people who live in the area. No proper representation for our area on issues such as growth, etc.
- Sensitive ecological areas such as E.N.P., Biscayne National Park, and Florida Bay will be adversely impacted from development adjacent to those areas. Farmland with best management practices is the best neighbor of these sensitive ecological areas. Development is the worst neighbor.
- Development pressures. Lack of appreciation for the environment by some government officials or developers. No concern about quality of life for future generations.
- When the water that is now being stored in the detainment areas to the west of C-14 is not at the allowable phosphorous limit – where will all that water go?
- Where are the 12,000 acres of C-111 that Roman Gastesi says will be acquired as part of the CERP?

4. What is your vision for the future land uses in this area?

- God willing agriculture.
- I would like to see a creative use of the land as agricultural land is taken out of production due to lack of profitability. An aquarium with shops and restaurants may be possible near Florida City – Monterey Ca Made – which would focus on both the "Keys" and the "Everglades" the historic properties in the Redlands could be developed with "real" help from the county which among other types of assistance would look at building models and other issues that create problems and limit this growth.
- Farming or one house on five acres.
- Agriculture in harmony with environment
- Eco-agro tourism (both wilderness and cultivated areas)
- Local market as well as national and international
- 5-acre land restriction (Redland Incorporated) a balanced community
- Continued open spaces and farming as long as it's made viable for the farmer to do so. Hold the UDB line!
- Develop a comprehensive growth management program including PDRs, cluster zoning, and other viable techniques to control urban sprawl into the Ag area. IP funding sources for PDRs.
- Primarily agriculture with limited homesteads. Low LOS, little infrastructure, the 3 Rs: rural, rugged, restricted.
- I would like to see the development of a larger agricultural zone – wherein farmers would be given real economic incentives – restructure the real costs to agriculture such as labor and capital improvements so that there can be some dollar credits that go back to the bottom line. IFAS and USDA –ARS should form a research partnership so that technology is constantly being reviewed, offered and implemented in the agricultural industry. Then there needs to be cost-sharing or tax credits to implement new technology that helps agriculture – this could be done through NRCS who already has many cost sharing programs in place.

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5. Are there other issues of concerns to you? (Please identify as many as come to mind)

- How many people is too many people to be living in one area, one county, or one state or for that matter one nation? And still maintain a quality of life for all. Living in Miami-Dade County should be like living in one big park. Lot of trees, etc.
- I would like to see that reality is addressed rather than wishful thinking or fantasy. The county needs to offer significant help to Ag by providing a liaison who is high enough up to cut through problems that the farmers face. Additionally the county needs to place value on agriculture by including our industry in economic summits and such. We certainly need an advocate in the county when state and Fed issues create a problem for Ag. Other issues such as poor roads and schools are significant. More police and fire protection.
- Outsiders telling farmers what they can do with more land.
- Should not allow cluster housing
- TAXES, incentives for farmers
- Some of us are retired and others on a budget. Supplies and taxes keep going up. We'd like to continue farming.
- MDC government does not appreciate the importance of MDC Ag production. It should create a permanent executive position that advises the commission and the mayor in our agriculture needs.
- Need a local government to insure programs for Ag viability and local control of destiny.
- If the1 in 5 build-out progressed to its ultimate conclusion – there is not the infrastructure to service the area – schools, roads, stores, etc. Homestead to the east is allowing a huge increase in overall units and they do not have the revenue base to supply the community.
- What will happen to the water table when "The Park" and Biscayne Park will not accept water because of the limitations on phosphorous levels?
- Miami-Dade County has 85,000 acres of remaining farmland, which comprises 6.5% of our 125,000 acres of total land area, $1 billion economic value and 14,000 agricultural jobs. This land is under intense pressure from development and conversion to non-agricultural uses. Purchase of conservation easements, in particular, the purchase of development rights have been successfully utilized in several different communities in the US to protect productive farmland from urban sprawl. Miami-Dade County should explore and identify funding sources for purchase of conservation easements to protect the invested value of land. Miami-Dade County should set up a program to purchase conservation easements tat is administered by a non-governmental organization, such as the Nature Conservancy. Miami-Dade County planning of infrastructure such as roads and sewers should be made in a manner that controls urban sprawl and protects agricultural lands.
- Traditional neighborhood development should be considered to promote and preserve vernacular Redland architecture. There should be architectural "teach-ins" to show South Dade homeowners are local architects what Redland architecture is. Recent residential development is of architectural styles that are alien to Redland architecture.
- Krome Avenue corridor should have commercial development that enhances agricultural uses and has an architectural style and planning that is in keeping with historic Redland architecture forms. Krome Avenue should not be 4-laned. It should have wide shoulders and a median for safe passing.

During the charrette, questions asked and answered at the end of each of the Sub-consultant presentations, as well as for the Sunday pin-up session and Monday final presentation were recorded by the consultant team. After each presentation, the pages were taped to the wall for the public to view.

The original flip chart comments are part of the public record of this charrette, and as such, have been delivered to the County Project Manager. All questions and responses (Q & R) seen here were transcribed verbatim.

MEETING #1
UNIVERISTY OF FLORIDA - Agriculture Update

Q. Population increase data may be high
R. High numbers are for projection by U.F.

Q. Some info is misleading as some mostly applies to row crops as a focus. Not enough credit is given to the nursery industry.
R. Noted

Q. Is homeland security a factor?
R. This study was completed prior to the event.

Q. Aware subsidies for food-related safety
R. May be funds for making food supply safer

Q. Mexican competition
R. Will become more intense

Q. Is the federal government considering food safety/protection?
R. Yes

Q. Is the 1997 data out of date?
R. The US census comes out every 5 years and the next census comes out at the end of 2002.

Q. The information is too old and does not reflect current conditions
R. Noted

Q. No two organizations seem to use the same data.
R. Ongoing issue – see next presentation.

MEETING #2
12-06-02 5pm
URS CORP - GIS Mapping

Q. Who determines suitability
R. Study team working with the advisory committee, data sources.

Q. Questions on flooding map.
R. Desire for better topographic map.

MEETING #3
DR. DOUGLAS KRIEGER - Survey Results

Q. Methodology?
a. Screening
b. Mail survey
R.
a. 5 focus groups – matched census for a mixed result
b. Mail survey – just went out…. Still waiting
c. Request additional help filling out

Q. 1500 surveys number donation - one time/annual?
R.
a. 1500 may be too low to get good response
b. One time donation

Q. Consider maintenance of land with donation
R. Discussed in committee

Q. Older/English care more than Younger/Spanish?
R.
a. Older is typical experience.
b. Spanish – culture – not used to having an active role in government.

Q. Are these surveys credible?
R. Less representative, more doubts, but can be good from people/segment that care the most.

Q. How did you distinguish between urban and rural?
R. Based on census date.

Q. Tax issue affects decision?
R. The tax issue is a common issue throughout the US.

Q. Specific survey English/Spanish.
R. Determined by speaking @ home/work

Q. Getting more.
R. Coming in every day.

MEETING #4
TISCHLER & ASSOCIATES - Fiscal Analysis

Q. In rural model:
a. Sewer – septic tank
b. Water – well
R. Yes

Q. Factor in limit of class size for schools.
R. Yes

Q. Explain peaks and valleys in annual net for suburban model.
R. Reflects how CO. pays for facilities.

Q. Will building housing in Ag area help Dade Co?
R. Rhetorical question appreciated, revenue structure problems, exe…

Draft Date: 12-02; 9701-Appendix.indd

MEETING #5 & 6
FREILICH, LEITNER & CARLISLE - Retention Strategies For Agriculture and Open Space

Q. What are the funding sources in Dade Co?
R. Matrix:
- a. County issued bonds
- b. Local sales tax additional 0.5 cents
- c. State grants
- d. FFP
- e. Transfer tax
- f. TDRs – Private to private transaction
- g. Mitigation fee goes into fund for PDRs.
  - i. Say +/- $1000 per dc. Doesn't save all land but it is a long-term approach.
  - ii. About 10-12 countries can be looked at as models.

Q. Property rights issue – all bought land on development value not Ag value.
R. Agree, but we are not talking about down zoning.
- a. Where do you start with PDRs – discuss @ tables
- b. Show real investment value.
- c. Need to get to point of how these can be effective.

Q. Farmers have been affected by federal trade policy. What happens if farming stops being viable?
R.
- a. Key to PDRs is to get value up front so agriculture is not a factor. Defect is that if not permanent easement, then do not get a tax break.
- b. Separate business from land if land goes fallow then open sp. management practices must go into affect – need to discuss in later session.

Q. Are you trying to increase density?
R. The comp. plan would need to be amended to reflect any changes in population projections. This study is not about sucking all the density into this part of country.

Q. Conflict of pesticides – other places, it was not an issue, but what about Dade County?
R. Nuisance law cases around the country need to have disclaimer up front (notice of disclosure). Issues are becoming less apparent. People want to live near farming. People don't understand that zoning can change. "Transition Strategies" – lots of them.

Q. Bee pollinization should be factor in a one-mile radius.
R. Could factor into design.

Q. Transitional zoning has been a failure before.
R. It can fail, but there must also be a willingness to make it work.

Q. SUR program was not a success. Why can't Ag business be included in the framework? Have there been any successful TRDs in less than 50,000 acre plots? What is the minimum size in which it works?
R.
- a. Sonoma Co. 100,000 acres Suffolk Co.
- b. Lancaster 400,000 acres
- c. Baltimore Co. ….
- d. Burk Co. ….
- e. Chester Co. ….

Q. There are +/- 800,000 acres in Miami-Dade County in use as Ag, would 5 acre tracts work?
R. This will be discussed in the evening.
- a. Transitional zoning experience… county commission voted against it by one vote, why not try again now?

Q. Some 5 acre tracts are not faming, they are really just home sites.
R. 25% of commercial Ag makes a profit, where the rest get investment return programs aimed at getting 100% of the investment value. You can enrich value with different strategies. In the keys, the federal government is paying 125% of investment value. Some TDR programs don't work, receiving areas too close or limited, that is why PDR works better.

Q. Is there any residual cost or value to Ag land after TDR program?
R. It is possible
- a. Will there be Ag after the program?
- b. Must preserve investment value, and then provide support mechanisms.
- c. What survives in Ag will be different and require support.
- d. Need to preserve the "ability" to have agriculture – doesn't guarantee Ag.

Q. Potential tax assessments?
R. Models:
- a. NJ passed 3 billion dollar bond for "Ag districts" – no assessment can come in
  - i. No road widening, exe…
  - ii. Population cap
- b. It can be done if we have political will
  - i. How
  - ii. Which way
  - iii. Include larger community
  - iv. Local citizen's decision

Q. Change farming products
- a. Rich people are attracted to farming area.

R. Models:
- i. wine
- ii. fish farms
- iii. bed and breakfast
- iv. stimulate another Ag sector: bean palace

Q. Mosquito problems?
R. 70% are more interested in things other than wine.

Q. Majority is row crops on rented land. What about farmer that cannot compete, what will happen?
R. Table discussion.

MEETING #7
COUNTY MANAGER'S OFFICE: WATER RESOURCES MANAGER – C.E.R.P .

Q. How will more pressure affect this area?
R. We are here to decide.

Q.
a. Phosphate content is less today
b. Player – Dept. of interior
c. 70-80 billion spent, not sure if it will work
d. Nothing will stop flooding
e. By 2030-40 population may be 7 million
f. Should get numbers straight

R. Management techniques for undeveloped land
a. 12000 acres to be acquired on east side of levy is to be government owned.

Q. Lidar data – coming soon: vertical elevation data
R. Need more specific info & data.

Q. Aquifer storage and recovery, displaces brackish water, moves over

REVIEW MEETING

Q. If you do a buffer, do it on the parkland.

Q. If PDR/TND program is volunteer, how do you manage it?

Q.
a. TDR was shot down, PDR is still considered.
b. Charrettes for other places are further along.

Q. Infrastructure improvements should be for the number of total people in the area – roads, etc...

Q. We are a small group compared to larger special interests.
R. In battles, sometimes you win and sometimes you lose.

Q. If, in the end, no Ag works out, is the objective to end up with a lot of open space?
R. The objective is to give you a better chance of not having to sell out, a wider range of choice.

Q. You are giving less choice and losing property rights.
R. This is an optional program, and if you don't want it, you don't have to do it.

Q. If PDR then I don't have a problem, I can sell at market value.
R. Purpose: widen the options.

Q. What is the location on the map on the western edge?
R. PDR priority is for large property owners.

Q. We don't want a moratorium on land until the land that is slated for PDRs is purchased.
R. We are not telling you what to do, as we are laying out the alternatives for you to consider.

Q. The area that you are currently showing for PDR receiving area is row crops, does this make sense?
R. The reason why we put it on the map is so that you can help us locate the best places.

Q. The area east of C-111 is looking at acquisitions.
R. The largest body of farmland was not protected.

Q. If you put environmental policies that preclude Ag, then you will have net loss of Ag. I'm not sure if the federal government knows how to do it right.
R. Our goals objectives, policies are set-up to deal with it – but you still have a fall back position of scenario 1. Our proposals are based on what other counties are doing. Aim high and get as much as you can.

Q. Important to work well with the Army Corp of Engineers to share our needs, even when they are taking a longer view.

Q. Would a PDR give a better chance that federal government will not take your land?

Q. There is no more farming in Maryland where PDRs were used, all you see is open space.

Q. Why do you care who buys your land?
R. Don't – it just takes forever and I don't like the process.

Q. Why impose more western buffer?
R. Seems it is all the same and that it should not matter who purchases land. Don't understand why any additions (not substitutions) would be problematic. Not a problem except government moves slower and could stifle private purchase. Everglades strategic implementation plan affects this a lot.

FINAL PRESENTATION

Q. Banker – does not want to lend money to farmers based on development value

Q. Present market value with appraised value is a way to give the farmer the differential value up front and to keep farming. Also request to put orchards around five acre houses.
R. Finding good receiving areas will help pay farmers the premium value.

Q. All recommendations are nice for Ag. Been doing the reverse up to now. They need to be done now they aren't going to happen.
R. You wouldn't mind if it happened?

Love it!

These are scanned prints of the sign-in sheets from all the charrette meetings, including the opening presentation, the review session and final presentation. Attending elected officials were asked to sign in on a separate sheet.

The original sign-in sheets are part of the public record of this charrette, and as such, have been delivered to the County Project Manager.

Signing in was voluntary so it is possible that there are fewer names on the record than individuals who participated in the charrette.

12/05/02
CAC MEETING
SIGN IN SHEET

Name

Bill Losner
Karsten Rist
Noble Hendrix
Margi Bustle
Judy Nothdurft
Shailendra Singh
Natasha Alfonso
Tom Stevens
Eric Silva
Carey Sirianni
Ben Carrill
Bob Degner
Jean Harum
Raphael Acosta
Don Pybas
Lee Rawlinson
April Gramnicki

12/06/02
MEETING 1
SIGN IN SHEET

Name

Dewey Steele
Penelope Gordon
Michael Daugherty
Paul Bergeron
Dave Friedrich
William Raven
Richard Alger
Laurie Tupper
Jerry Fickel
George Butler
Amy Creekmur
Jim Adamson
Cindy Dwyer
April Gramnicki
Santiago Garcia
Ted Bliss

12/06/02
MEETING 2
SIGN IN SHEET

Name

Joan Green
Elena

12/07/02
MEETING 3
SIGN IN SHEET

Name

Karyn Ferro
MB Hatcher
Mark Wilson
John Wade
Bill Losner
Jerry Fickel
Ken Lee

12/07/02
MEETING 4
SIGN IN SHEET

Name

Eleanor Miller
M.B. Hatcher
Penelope Gordon
William Raven
Karsten Rist
Steve Davies
Gio Valladares
Pattie Hendrix
Noble Hendrix
Sidney Robinson
Joe Freal

12/07/02
MEETING 5/6
SIGN IN SHEET

Name

Joan Green
Charlie Laub
Dewey Steele
Natasha Alfonso
Randy Whitesides
Sally Stribling
Roman Gastesi
Dick Kaplan
Nancy Lee
Georgean Smythe
Raphael Acosta
Amy Creekmur
Mary Finlan wk hm
Colleen Griffin
Margi Bustle
G. Maureen Bushnell

12/07/02
ELECTED OFFICIALS
SIGN IN SHEET

Name
Leonard S. Anthony
Suzette Rice
PAT Wadl
~~Bill Losner~~
~~Joe Freal~~
CHARLIE McGAREY
Brent Prdoinsla
~~Colleen Boggs~~
Peter Schnebly

12/07/02
SIGN IN SHEET

Name
Morton Glosser
Danielle Blake

TABLE 1
SIGN IN SHEET

Name
Dan Friedrich
Pattie Hendrix
Noble Hendrix
Penelope Gordon
Gustavo Sanchez
Robert Freilich
Amy Creekmur
M.B. Hatcher
Karsten Rist
Marina Khoury
Morton Glosser
Torika Alonso Burford

TABLE 2
SIGN IN SHEET

Name
CHARLIE McGAREY
Brent Probinsky
MILT RHODES
Barney W. Rutzke
Kesn Carpenter
JEFF SPECK
JANE RUSSELL
JEAN M HARUM
JOHN ANTHONY

TABLE 3
SIGN IN SHEET

Name
Randy Whitesides
Sally Stribling
Jim Stribling
Reed Olszack
Colleen Griffin
Carson Bise
John Wade
Galina Tachcheva
Blanca Mesa

TABLE 4
SIGN IN SHEET

Name
TOM LOW
Dewey Steele
NANCY LEE
Bill Losner
Georgean Smythe
Sidney Robinson
Joe Freal
Rafael Acosta
Caira Acosta
Vito Strano
Richard Alger
Victor Acosta
Peter Schnebly

TABLE 5
SIGN IN SHEET

Name
WILLIAM RAVEN
Karyn Ferro
JAMES S. Hamblo
SHAILENDRA SINGH
David Kaplan
Pat Wade
Joan Green
Nanette Wulf
GEORGE JOHNSTON

TABLE 6
SIGN IN SHEET

Name
NATASHA ALFONSO
DOUGLAS KRIEGER
DIANA COLLINGWOOD
Ron Weeks
Charlie Laub
G. Maureen Bushnell
SANTIAGO GARCIA
Eleanor Miller
ERIK TIETIG
MARCELO SIQUEIRA

12/08/02
REVIEW SESSION
SIGN IN SHEET

Name
Bill Losner
M.J. DAUGHERTY
KARYN FERRO
WILLIAM RAVEN
Ken Anthony
DAVE FRIEDRICH
JAMES J. Hamblo
Ron Weeks
REED OLSZACK
DONLY STEELE
PAT Wade

12/09/02
ELECTED OFFICALS
SIGN IN SHEET

Name
PAT Wade
CHARLIE McGAR
Suzette Rice
Bill Dobson
Judy Nothdurft

12/07/02
CAC EXECUTIVE
SUMMARY MEETING
SIGN IN SHEET

Name
Colleen Boggs
DAVE FRIEDRICH
Nanette Wulf
SANTIAGO GARCIA
Blanca MESA

12/09/02
FINAL PRESENTATION
SIGN IN SHEET

Name	Name	Name
Bill Losner	Penelope Gordon	MORTON GLOSSER
DAVE FRIEDTE	JEFF FLANAGAN	MARK WILSON
APRIL GROMNICKI	JOHN L. ALGER	REID CALN
Kay Ferro	Bob Epling	Colleen Boggs
Jim Pierce	Steve Sapp	Oscar M. Icabalceta
DEWEY STEELE	TIM WILLIAMS	John Wade
MIKE RICHARDSON	ERIK TIETIG	
Nanette Wulf	Jerry FRYE	
Richard ALGER	Charles LaPradd	
ERIC SILVA	Amy Creekmur	
NOBLE HENDRIX	John Grey	
PATTIE HENDRIX	JULIO TORRES SGT	
WILLIAM RAVEN	DIEGO LANCIA	
PAULA CHURCH	Brent Probinsky	
Joe Morabito	RANDY WHITESIDES	
Merrill Stanley	SALLY STRIBLING	
IVONNE F. ALEXANDER	OSCAR HERNANDEZ	