

Treasure Coast Land Settlement Strategies

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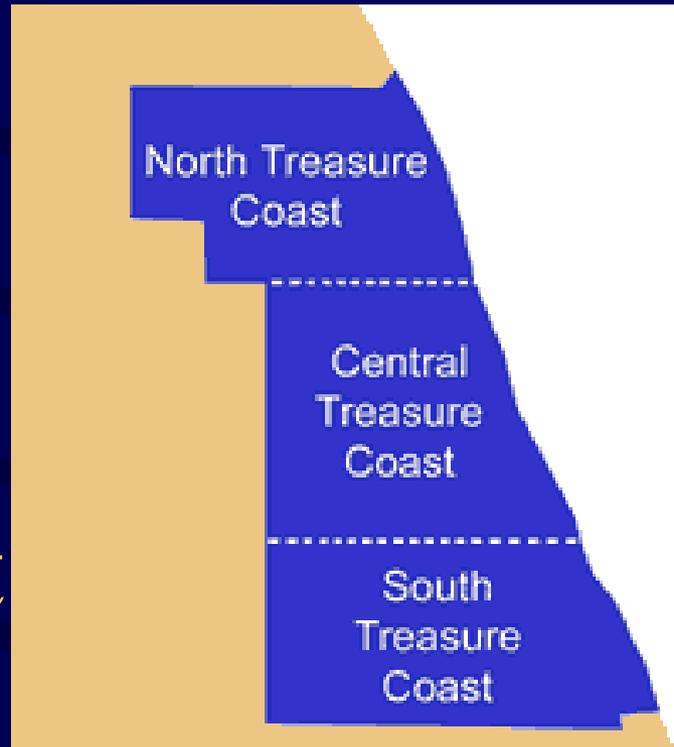
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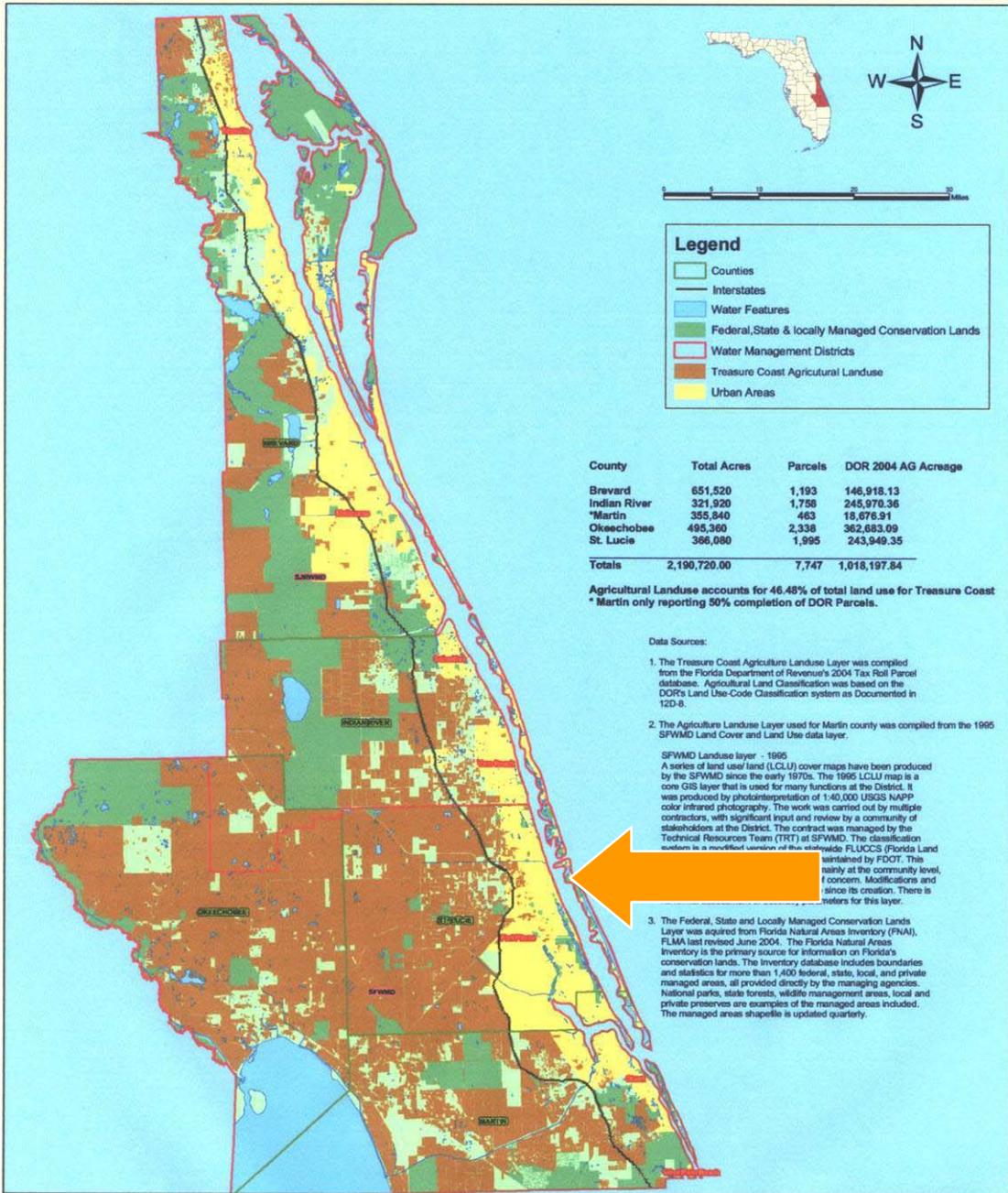
www.SustainableTC.org

CSTC Established by Sen. Ken Pruitt

5 Subcommittees

- **Built Environment**
- **Economic Diversity**
- **Natural Systems**
- **Social Systems**
- **Rural Lands**





Treasure Coast

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Reality Check

- Population projections – possibility that 1,000,000 people could move to the Treasure Coast/Okeechobee/Brevard Counties by 2030.
- There are about 1,000,000 acres of land that aren't developed right now
- Current zoning on most of that land is 1:5,10,20
- Math doesn't add up - Something **will** happen!

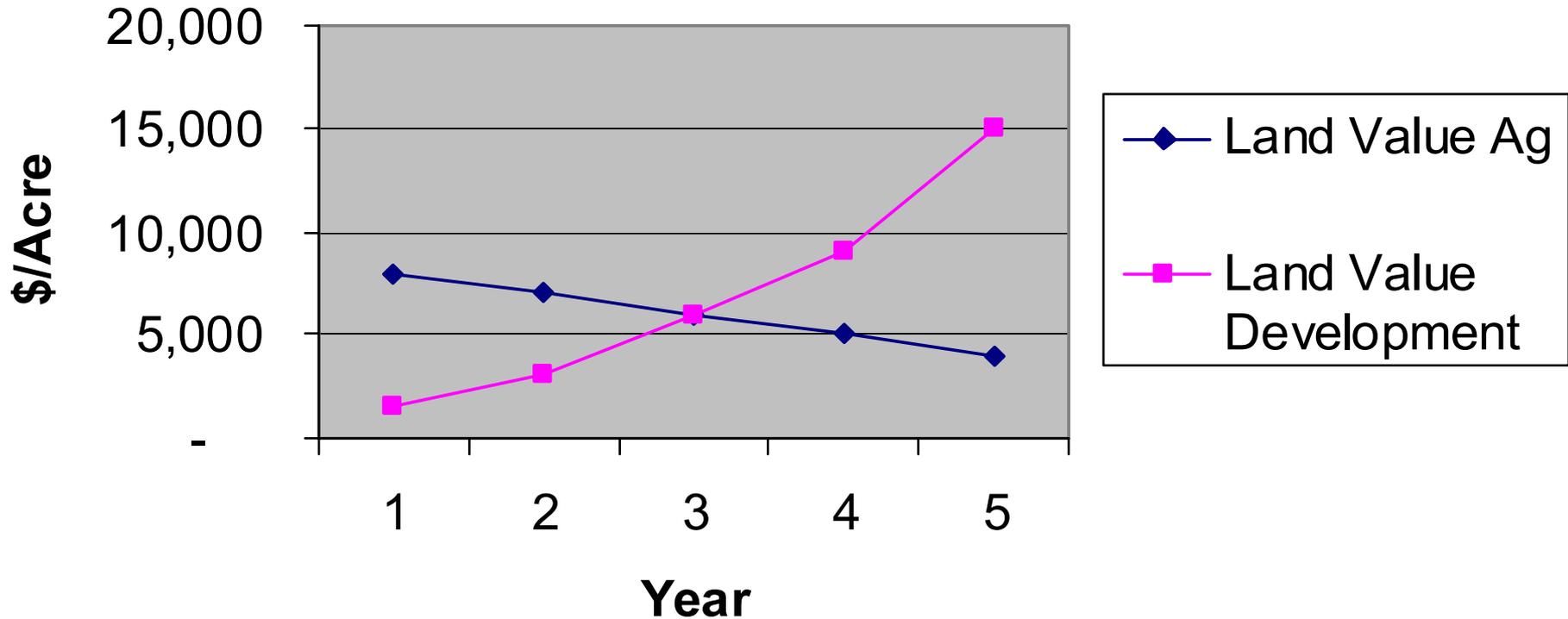
Rural Lands Background:

- Primary land use designations for private land outside USA's and municipalities in all three counties are various-sized ranchettes
- Ranchettes do limit rooftops
- Ranchettes do not promote preservation of intact natural systems or viable commercial ag
- Historically, DRI's allow piecemeal sprawl
- Annexation by cities increases if ranchettes are the only alternative
- Definite market for some ranchettes, but relying on them entirely is risky, with negative consequences

Treasure Coast Ag

- Increasingly commodity-type production
- Foreign countries have lower land and labor costs – good growing conditions
- Trade Agreements seek to open borders to foreign produce
- Hurricanes, Canker, and other problems
- **Land Prices Escalated Beyond Ag Value**

Switch Point Calculation



This relationship can be influenced by
Comp Plans – Positive or Negative







Everyone Wants to Preserve “Open Space” -- But --

- Current land use regs don't address external open space – only urban development. **Ag was excluded from comp plans.**
- When a developer buys a piece of ag land and designs a development, all the ag goes away and is replaced by an urban community.
- Ag is still on the outside, disconnected from communities
- Ag is still subject to all of the problems and trends, so it may not be able to survive

CSTC

“The retention of rural lands is essential for the continuing functioning of the region’s natural systems and a more sustainable development pattern.”

“Opportunities exist today to preserve a connected network of rural lands before they are impacted by development.”

“Our **built environment** will accommodate the demands of new growth while retaining agricultural lands and preserved green space and natural systems.”

How?

Crop Receipts Aren't Enough

Premise: Development can Drive Ag and Environmental Preservation

- Development can provide funding from sale of new homes, tax revenues, or expenditures by residents
- As Development occurs, the land will be rearranged and operated with different objectives in mind (not trying to maintain status quo – change is anticipated)
- Include Ag and Natural System objectives in Development Regs

How Can We Achieve the Goals?

“To bring about a different future for agricultural lands, **THREE THINGS MUST HAPPEN:**”

“The Three Things”:

- Ag must be profitable, and based on the local values that ag provides rather than solely the value of the crops themselves.
- TDR programs must be used successfully, to maintain the land value of ag lands.
- The combination of future ag profits and the income from TDR's must be equal to or greater than the land value for an alternative use. Otherwise, landowners will still be better off selling their land.

Looking Forward - **Concepts:**

- Pressures on agricultural revenue and on the value of agricultural lands must be addressed
- New approaches to profitability based on the services, benefits, and values provided by rural lands, in addition to the crops, are necessary
- The services, benefits, and values provided by rural lands must have **economic value** and provide an additional revenue source or other financial advantage
- A new, mutually supporting **relationship** should be the basis for making use of these services, benefits, and values.

New Sources of Revenue for Rural Lands

- Crops should be viewed as only one of a range of “products” that include the services, benefits, and values associated with rural lands.
- Production and marketing of these “values” should become part of the rural landowner’s business plan
- Local, regional, and state governments should create programs that look first to rural lands to provide needed services (not subsidies – provide something, and get something)

Vision of the Future

PRINCIPLE 1 – *A combination of tools and strategies work effectively to retain a functional, connected network of rural lands (open space, agriculture, and natural areas).*

- Efforts to retain rural lands should include **incentive-based** approaches, acquisition, and regulations that preserve existing land values and protect private property rights.
- The protection offered by strategies to retain rural lands *must* be durable in perpetuity.

Under this Principle – Equity (Land Value) Preservation Tools

- Transfer/Purchase of Development Rights
- Conservation Easements
- Agricultural Easements
- Public Purchases
- Others in the “Toolbox” (see handout)

Focus on TDR's

- Allows development value to be separated from other values and traded or sold
- We need to figure it out, or the equity question will be hard to deal with
- Behavioral change necessary – local gov'ts must STOP giving away units (as opposed to “density” – limit rooftops, not density)

PRINCIPLE 2 –*Rural lands retention supports natural systems restoration.*

- Cooperate to identify and implement a connected system of greenways and corridors on rural lands that allow wildlife movement and enhance biodiversity (doesn't all have to be native habitat)
- Ensure that comprehensive plans and land development regulations result in **arrangement** of land uses and agricultural activities in rural areas in ways that enhance *ecological function* (design is as important as percentages and ratios)

(All of these are “values” that have positive economic impact)

PRINCIPLE 3 – *A sustainable agriculture sector contributes to the retention of rural lands and is a public purpose that justifies local, state, and federal support.*

Life After Development Rights have been Sold

- Most plans in the state stop short of this consideration – strictly deal with development rights (RLSA's, for example)
- Influx of capital from TDR's – how do we spend it?
- Must be connections to the community
- **A “rural” feel, and achievement of maximum values, must be design-driven (both in Comp Plans and LDR's)**

- Develop a comprehensive strategy in cooperation with the Institute of Food and Agricultural Services (IFAS) to promote the continuation of agriculture as a viable industry, involving state agencies and universities, and regional and local public and private sector interests.

- Focus USDA and IFAS ag **research** on the value of agriculture in proximity to urban areas, and changes needed to maximize the services, benefits, and values (USDA is adding “Specialty Crops” to the Farm Bill, opening door to added research, conservation, and other programs)
- Promote direct sale of agricultural products in ways, such as local markets, that **connect local production with local consumption** (crops are a point of contact).

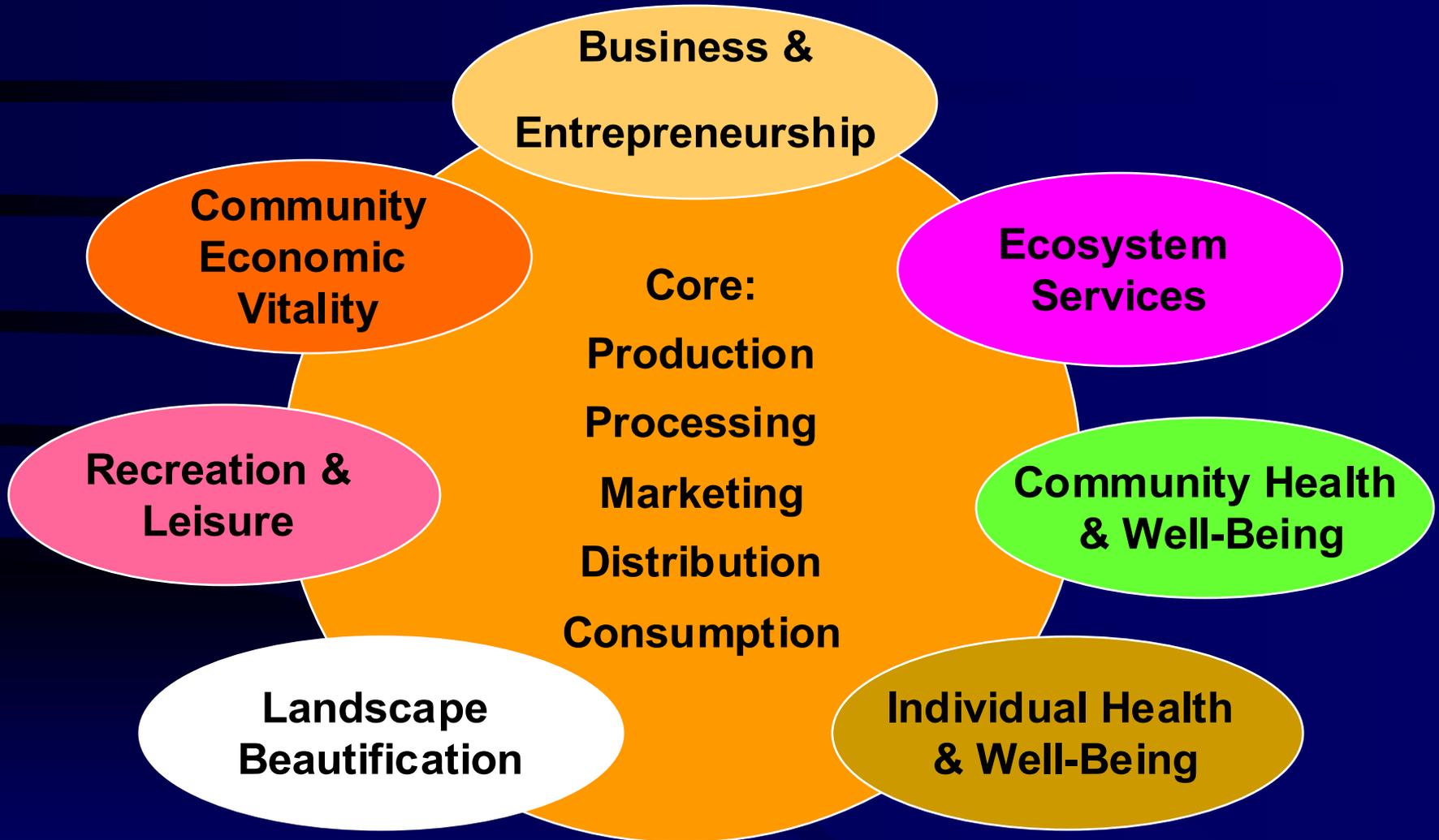
- Create a planning and regulatory climate that allows agriculture to evolve and change so it can be economically competitive or adapt to increasing urbanization.
- This should include the availability in **comprehensive plans** of sufficient land for the continuation of agriculture (in so doing – preserve or enhance land value)
- Positive influence, rather than neutral or negative

New Terms:

“Urban Agriculture”

- Agriculture becomes “attached” to a community
- Part of the sense of place and identity
- Ag becomes an integral part of the life support system, providing
 - Waste disposal
 - Water treatment and attenuation
 - Biodiversity
 - Open space
 - Recreation
 - Socioeconomic diversity
 - Broader living experience for community
 - Food

Urban Agriculture (UAG)





05/20/2005



“AgroEcology”

Environmental Enhancement through BMP-Based Agriculture

- The community viewed as an ecosystem
- Water, Air, Wildlife, Food part of Ag Mission
- Carbon Sequestration (Exhaust pipes)
- Municipal Waste (Flushes)
- Compost (Trimmings)
- Nutrients (Green Lawns)
- Water attenuation (BMP's)

The important thing is to have a crop that can be harvested – removes contaminants from the Ecosystem!

- Let Rural Lands absorb the impacts of new development, not the natural systems you're trying to preserve
- For Example -- Use rural lands for stormwater attenuation to enhance the restoration of water bodies
- **Pay Farmers to Store Water rather than buy the land?** (An additional source of revenue – “look first to Rural Lands”)



Eco-Tourism

Waste Utilization

Aquaculture

Natural Edges

Bio-Diversity

Energy

Golf Course

Urban Agriculture

Ongoing Nurturing of Relationships will be Necessary

- Community Stewardship Organizations
- Land Trusts
- Fla Coop Extension Service

There must be an active, healthy, **relationship** between ag and urban communities. Failure to maintain this relationship will result in failure of the concepts.

Summary -- Plan for The Total Environmental System as part of “Concurrency”

- Metropolitan (Urban) Community
- Agricultural Community
- Natural Resource Community

Establish and achieve connections between and enhancement of each component

CSTC Natural Systems Goal

- Full implementation of CERP

Action Steps:

- Coordinated regional effort
- ID new funding sources, incentive-based mechanisms for land acquisition

Natural Systems Action Steps:

- Ensure that decisions are compatible with sustainability of natural systems
- Adopt minimum development standards, such as urban landscape codes to protect natural systems
- Steer development to lands that have least impact on functioning natural systems

Natural Systems Action Steps:

- Use range of existing/new innovative tools as alternatives/supplements to regulatory actions
 - Additional acquisition programs
 - Community stewardship organizations
 - Conservation easements
 - Conservation zoning & development
 - Clustering
 - Planning for new towns & villages
 - Rural Lands Stewardship program
 - Transfer of Development Rights

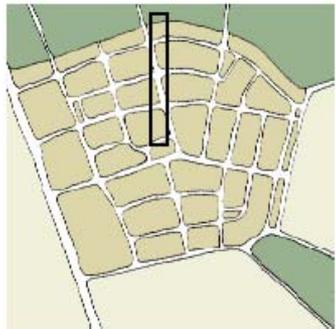
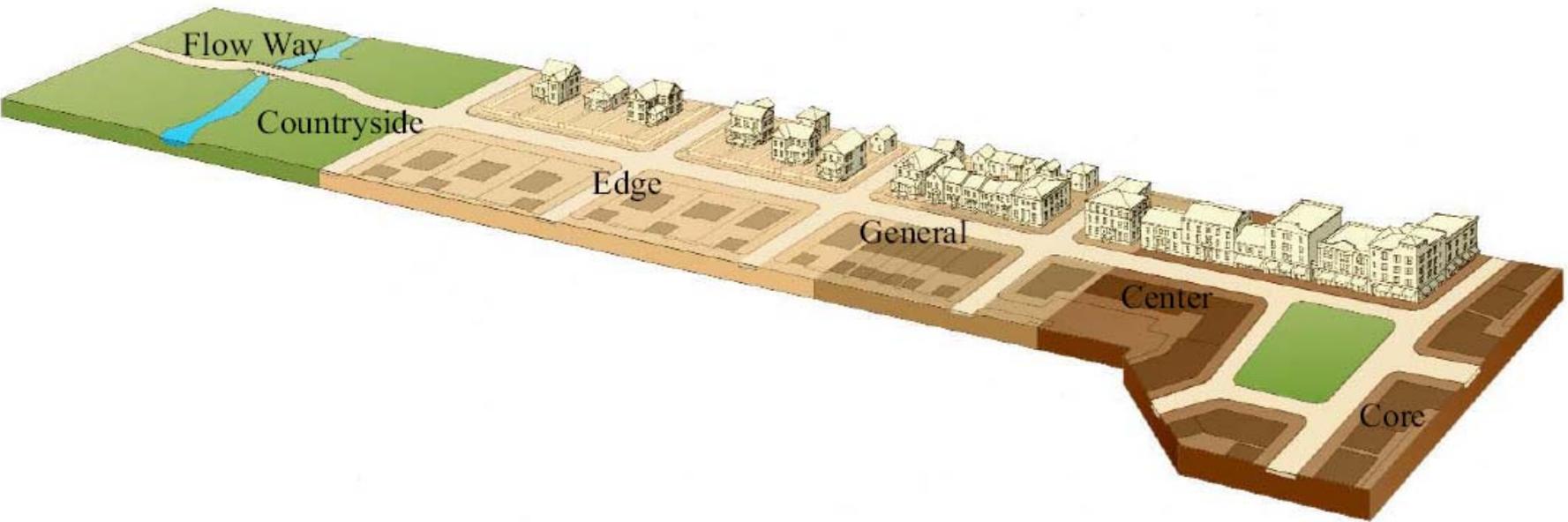
Tool Development

- Conflict Resolution
- Dynamic planning tools/systems
 - Based on GIS
 - Matrix with ranking/point system of key criteria
 - Interactive community planning
- Sustainable Indicators

Comp Plans

- Design-Driven Function
- Form-Based Codes
- Restore Natural Systems
- Promote Profitable Ag
- Preserve Land Values
- Protect Property Rights
- Establish TDR/PDR's



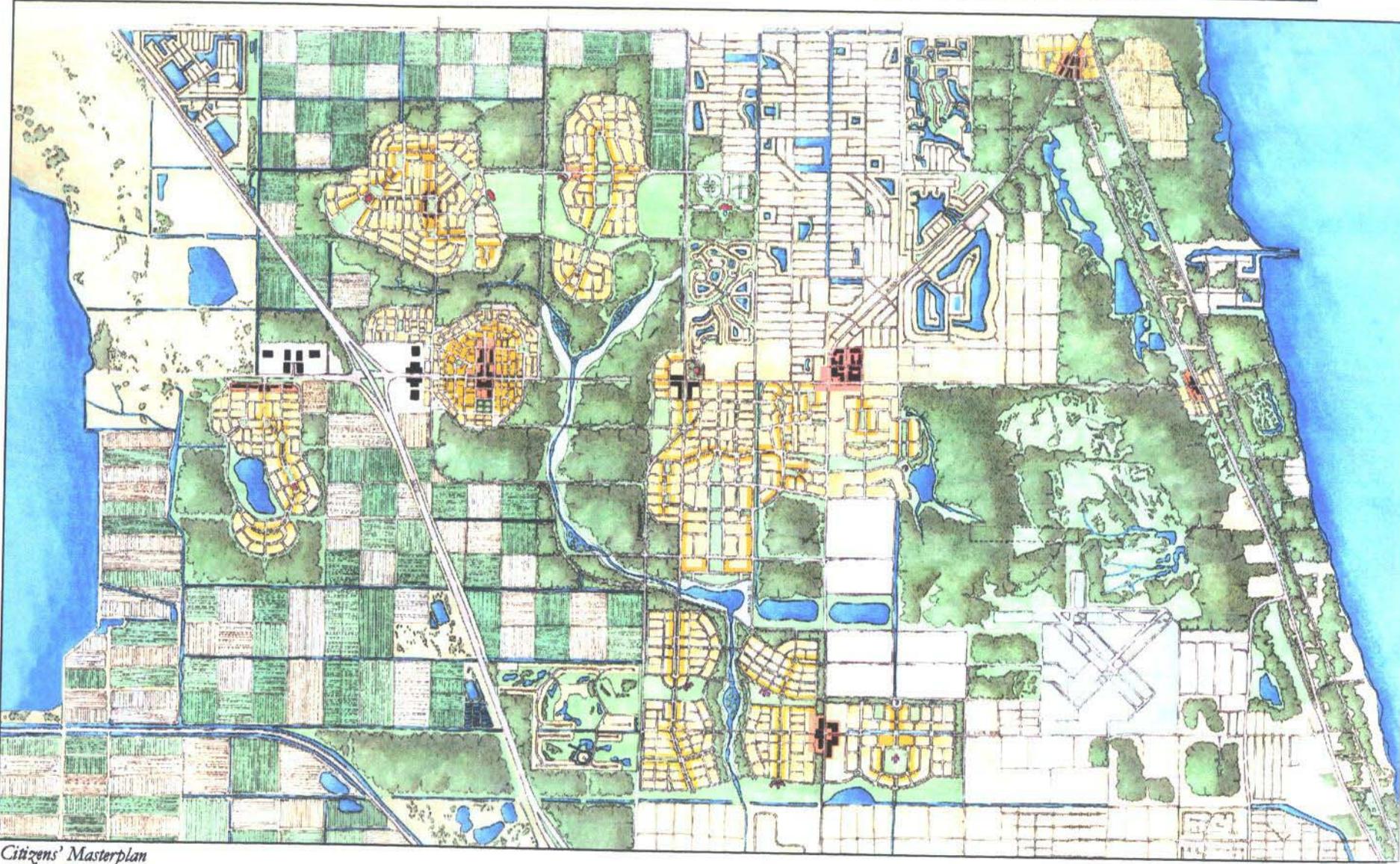


A SECTION THROUGH
THE NEIGHBORHOOD

Figure 3-6
THE TRANSECT

TCRPC.org

“Special Projects – North St. Lucie –
Implementation”



Citizens' Masterplan



TVC Urban/Countryside Outcomes

- Reuse of wastewater - Phosphorous mitigation design and operation
- Water storage for supply
- Attenuation of stormwater from 2.6” to 1”
- Water quality improvement
- Recreation
- Natural System restoration
- Agriculture – food crops, energy, animal feed, ornamentals, etc.

It IS Possible!

Educational Programs?

- STC
- IFAS
- USDA
- Environmental Groups
- Citizen Groups
- Planners

Thank You Very Much!

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