

# Evaluation and Appraisal Report Task Force

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## Agricultural Policies of the CDMP

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# CDMP Principles

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





# *UDB Expansion Criteria*

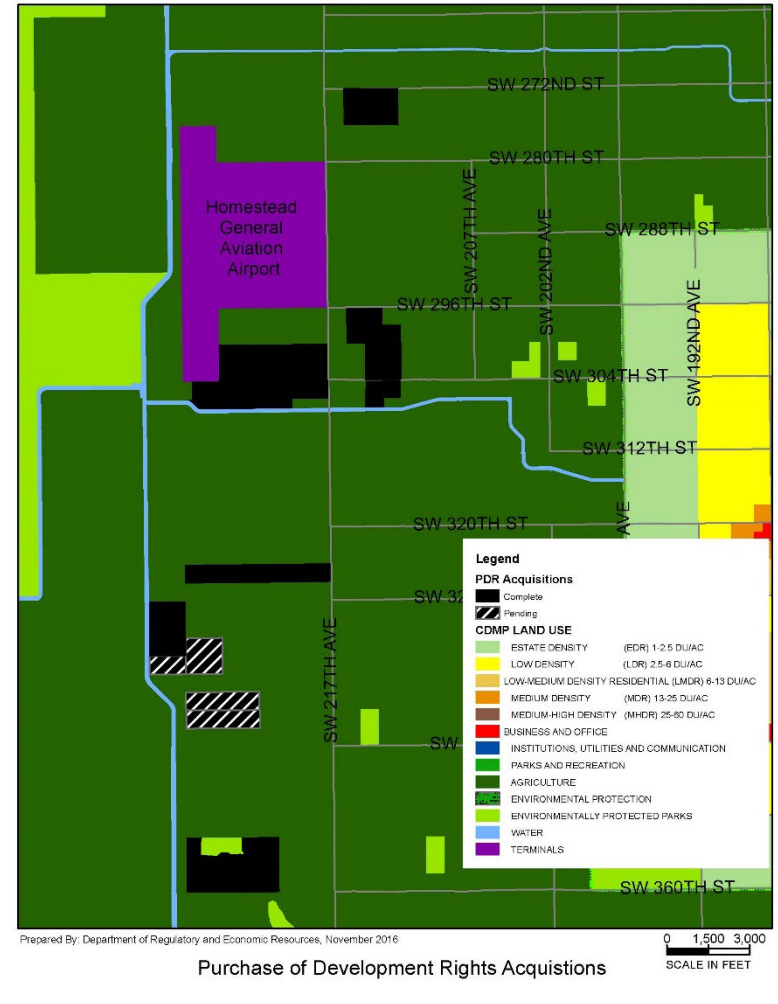
- **Policy LU-8G.** When considering land areas to add to the UDB, after demonstrating that a need exists,
  - (i) the following areas shall not be considered:
    - The Redland area south of Eureka Drive;
  - (ii) the following areas should be avoided:
    - Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs); and

# *UDB Expansion Criteria*

- **Policy LU-8H.** Applications requesting expansion of the UDB must file a concurrent zoning application and should meet the following criteria to be approved:
  - provide adequate buffering to adjacent agricultural lands;
  - provide for the preservation of agricultural land commensurate with the impacts of the application on agriculturally-designated land which may include participation in a TDR or PDR program, or other similar effort; however, in no event shall properties within the UEA be obligated to preserve agricultural land at a 1-to1 ratio.
- The LU-8H criteria is implemented through the UDB Planned Area Development Zoning District.

# CDMP Policies

- **Policy LU-1R.** MDC shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. MDC shall adopt a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights (PDR) program.
- The County has an existing PDR program and East Everglades severable use rights programs.



# CDMP Policies

- **Policy LU-10.** Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the UDB, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.
- **Policy LU-1P.** While continuing to protect and promote agriculture as a viable economic activity in the County, Miami-Dade County shall explore and may authorize alternative land uses in the South Dade agricultural area which would be compatible with agricultural activities and associated rural residential uses, and which would promote ecotourism and agritourism related to the area's agricultural and natural resource base including Everglades and Biscayne National Parks.

# CDMP Policies

- **Policy LU-1U.** By 2027, Miami-Dade County should study the feasibility of allowing cluster development in the area designated Agriculture on the CDMP Land Use Plan map to promote the conservation of agricultural land. Cluster development allows for the concentration of allowable residential units on lots that are smaller than would otherwise be permitted in the Agriculture land use designation with the remainder of the property being conserved for agricultural uses. The study should include consideration of potential land use conflicts between residential and agricultural uses, an analysis of similar programs, identification of the advantages and disadvantages of such a program, and include recommendations on whether a cluster development program should be implemented in the County.



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