



OVERVIEW

Since 2012, PATCH has been operating a 1.6-acre city-owned/CRA lot where it hosts and manages activities such as food growing, a farmers market, and numerous community events and workshops. PATCH staff, who manage the market garden's daily activities and implement its business plan, are paid by the city. Adjacent to multi-family housing to the east, and single-family homes to its south, PATCH is a model of community-embedded urban agriculture for South Florida. In 2018, PATCH has launched a series of "mobile markets" to sell its produce in other municipalities such as Fort Lauderdale and Hallandale Beach.

PATCH has enjoyed much praise and success, supported by the City's current land use policies. PATCH is an allowed land use under the Land Development Code, Sec. 105-230 (Community Garden/Urban Farm) and Sec. 105-240 (Farmer's market). These sections of the Land Development Code (LDC) were created specially to accommodate PATCH in 2012. The LDC allows PATCH's activities as long as they are, "city-operated or administered through a management agreement approved by the city." Urban Farms, the production component of PATCH, are allowed "within any residential zoning district," while Farmer's Markets, the market component, are allowed, "within any zoning district."

However, the supportive LDC has several limitations that prevent replicating PATCH, or scaling it up.

First, if the city were to discontinue PATCH activities, there are no land use policies to support its urban farming activities by private or nonprofit organizations without a management agreement approved by the city. Agriculture is permitted in the comprehensive plan in residential and commercial land uses. Nonetheless, the economic, social and health benefits of PATCH's *urban* agriculture are not explicitly promoted as a guiding policy for future LDCs.

Second, a non-municipal organization would not be allowed to operate local food production operation on *non-residential land* such as commercial or industrial land, which may be more appropriate for systems such as intensive hydroponics. Furthermore, the Comprehensive Plan does not provide any guidance for protecting and promoting the positive community, economic, health impacts PATCH has for the resident citizens who live in the City of Dania Beach. The LDC that supports PATCH appears to have been generated independent of the Comprehensive Plan.

This document suggests where the City may need to incorporate guiding policies to protect, promote and propagate the exceptional influence PATCH has for the City of Dania Beach. The table below outlines these suggestions in a sequence of policy changes:

1. Fortify the Comprehensive Plan Future Land Use Element to define Urban Agriculture in accordance with Broward County's Comprehensive Plan and Land Use Plan. This ensures that the City and County share compatible policies. This change also ensures new supportive LDCs that could be generated in accordance with the Comprehensive Plan. Indeed, Objective V of the City's Comprehensive Plan directs the city to, "maintain land development regulations, zoning ordinances and other administrative rules to implement the Comprehensive Plan."

2. Fortify the Comprehensive Plan to allow a spectrum of urban agriculture activities on residential and non-residential land. These changes could allow PATCH to scale-up its production capacity on non-city owned land. For example, single-family homes could contribute a portion of their front yard for food production that could be harvested by PATCH or an intermediate organization. This is done in Orlando with [Fleet Farming](#).

On commercial and/or industrial land, indoor urban agriculture operations such as intensive hydroponic farming could be promoted and incentivized. If the city would like to promote a spectrum of vibrant urban agriculture, then it may need to relax or remove the condition to have such operations to be “*administered through a management agreement approved by the city.*” Currently, there is no policy rationale in the LDC or the Comprehensive Plan as to why urban agriculture activities *in particular* should have such a requirement.

EXISTING POLICIES & OPPORTUNITIES

Current Dania Beach Policy	OPPORTUNITIES
<p>Comprehensive Plan, Future Land Use Element.</p> <p>IV. REQUIREMENTS FOR FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES</p> <p>Objective I Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.</p> <p>Future land uses criteria:</p> <ol style="list-style-type: none"> 1. Be sensitive of the natural environment. 2. Maximize economic benefits for the community. 3. Minimize any threat to the health, safety and welfare of the community and its residents. 	<ol style="list-style-type: none"> 1. Lay a policy foundation and rationale for healthy food access within the Future Land Use Element. The current policies under <i>Objective I</i> recognize the benefits of marine industrial uses and mixed residential communities, but not the urban agriculture activities of PATCH. 2. Include Broward County’s definition of Urban Agriculture as a recognized land use activity, which provides a broad spectrum of food access activities such as growing, and selling (distribution) of food: <ol style="list-style-type: none"> a. “<i>Urban agriculture or urban farming is the practice of cultivating, processing, and distributing food in or around a village, town, or city. Urban agriculture can also involve animal husbandry, aquaculture, agroforestry, urban beekeeping, and horticulture.</i>” 3. Incorporate Broward County’s Climate Change Element Policy 19.8.9, to support the sustainability and food security benefits that PATCH provides: <ol style="list-style-type: none"> a. “<i>Broward County [replace with: The City of Dania Beach], in conjunction with its municipalities [the County], should [shall] create programs and policies which encourage and support composting, community garden networks and local food production, in order to meet the multiple goals of reduced emissions and energy consumption, while increasing the resiliency and long term food security of the community.</i>” 4. Include a section on Urban Agriculture Benefits and Objectives such as: <ol style="list-style-type: none"> a. “<i>Future land uses such as Urban Agriculture shall enhance the ability of Dania Beach residents to have access to (and can afford to buy) safe, nutritious, convenient and culturally acceptable food produced¹.</i>”

¹ This first part of the policy is from the 2007 Waterloo (Ontario, Canada) Food System Plan.

	<p><i>The purpose of enhancing food access is to build community and its resiliency as well as:</i></p> <ul style="list-style-type: none"> <i>i. Improve the economic health of the community (Criteria 2);</i> <i>ii. Promote the health of residents (Criteria 3);</i> <i>iii. Improve direct access to fresh, healthy, affordable locally produced food where people live, work and play;</i> <i>iv. Increase access to culturally appropriate food while helping residents rediscover their community's food culture;</i> <i>v. Promote sustainable local food production for local distribution (Criteria 2);</i> <i>vi. Transform under-utilized property into appealing places and foster a sense of community and environmental sustainability (Criteria 1);</i> <i>vii. Provide an educational platform for all residents interested in local food production and to allow for collaboration or partnerships with other organizations;</i> <i>viii. Divert organic waste from landfills into compost (Criteria 1);</i> <i>ix. Increase and enhance community interaction through the growing and exchange of healthy foods (Criteria 3);</i> <i>x. Provide stress relief from tough economic times(Criteria 2);</i> <i>xi. Provide a sense of ownership in the community, while generating positive, productive civic spaces such as farmers markets, urban farms and community gardens.”²</i> <p>2. Adopt Broward County’s Land Use Plan Policy 3.2.5 as a guiding principle for incorporating food access into the Future Land Use Element:</p> <ul style="list-style-type: none"> <i>a. “Local governments [replace with: The City of Dania Beach] should [shall] consider the identification and elimination of ‘food deserts’ when making land use policy and decisions.” NOTE: Food deserts could be defined as areas where residents have limited physical and/or affordable access to healthy foods.</i>
<p>1. Permitted Uses for the City of Dania Beach Land Use</p>	<p>1. Within this land use, qualify scales and intensities of Urban Agriculture appropriate to the residential land use type.</p>

² Items i-xi are adapted from the 2014 City of Lauderdale Lakes’ CRA Plan and the City of Lauderhill’s LDR on Community Gardens.

<p>Plan</p> <p>a. Residential Use</p> <p>The areas designated for residential use on the Future Land Use Map are intended primarily for dwellings, but other land uses related to a residential environment, including neighborhood shopping centers, neighborhood parks and schools may also be appropriate therein.</p>	<ul style="list-style-type: none"> a. Single Family Food Gardens: Permit/Promote home food production that uses up no more than 60% of the front yard space. Limit to food production for personal use, or harvesting by other parties for off-site distribution-sales.³ Note: This production could be harvested by PATCH or an intermediate organization. b. Multifamily food production: promote PATCH Urban Agriculture activities such as community gardens and urban farms as adjacent community facilities within residential areas.
<p>g. Commercial Use</p> <p>The areas designated for commercial use on the Future Land Use Plan Map provide land area for business, office, retail, service and other commercial enterprises which support the resident and tourist populations of Dania Beach.</p>	<ul style="list-style-type: none"> 1. Encourage intensive food production and post production commercial uses that will provide PATCH and similar operations with opportunities for produce processing, storage, and marketing. <ul style="list-style-type: none"> a. Neighborhood Grocers: Provide incentives that encourage culturally appropriate small and midsize grocery stores (e.g., 3,000 to 20,000 square feet) and farmers markets to be located within reasonable biking/walking distance to concentrations of residential land uses. b. Provide incentives for small grocers to sell locally produced produce at PATCH and similar operations (e.g., greater FAR ratios or fewer parking spot requirements). c. Permit and provide incentives for intensive indoor and outdoor urban agriculture and/or food hubs.
<p>g. Community Facilities Use</p> <p>Community Facilities areas are designated on the Future Land Use Plan Map to provide a full range of regional and community uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.</p>	<ul style="list-style-type: none"> 1. Encourage and promote community-building food access uses such as community gardens, urban farms, and farmers markets within Community Facilities. <ul style="list-style-type: none"> a. Provide incentives and express goals for expedited permitting for food access activities at Hospitals, Civic Centers, Courts and Nursing Homes, and similar uses to host farmers markets.

³ Adopted from the City of Orlando’s Sec. 60.223, One-Family and Two-Family Residential Development Standards for front food production:
https://librarystage.municode.com/fl/orlando/codes/code_of_ordinances?nodeId=TITIICICO_CH60SULA_PT2LATRPR_2FOMITMIRELARE_S60.223OMITMIREDEST

	b. Collaborate with IFAS to provide technical assistance for community gardens/urban farms within parks and other publically owned community facilities.
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