



Review of Agrihood Case Studies



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1 INTRODUCTION

Demand for master community developments centered around golf courses with acres of fairways and putting greens has decreased in recent years. In 2014, the term Agrihood was coined by a Southern California-based development company (Adams 2019). Different from urban gardening, the term centers on agriculture around neighborhoods and is mostly targeted at affluent millennials who take access to fresh and "clean" foods into their homebuying decisions. The purpose of an Agrihood is to preserve natural lands and existing farmland by allocating space for agriculture, food production, and natural features in development.

Agrihoods are primarily within master-planned housing communities with working farms as their focus. According to *Agrihoods: Cultivating Best Practices* published by the Urban Land Institute (ULI), developers are forming innovative partnerships with landowners, farmers, nonprofit organizations, schools, public sector agencies and other stakeholders to manage food production. Agrihoods are mostly located in rural and suburban areas, built around a working farm, and are known to have large swaths of green space, orchards, and greenhouses. Some Agrihoods also have barns, outdoor community kitchens, and environmentally sustainable homes.

However, master community developments centered around agriculture also have many of the same amenities that other master-planned communities have such as community pools and clubhouses. Agrihoods, as a development trend, have the ability to produce multiple benefits for individuals and communities while enhancing real estate performance. Still, there is some risk involved, such as weather and other unforeseen circumstances that can result in crop losses.

2 SUMMARY OF POLICES AND REGULATIONS

Agrihoods present a unique situation for local governments and planning agencies. In most cases, land use and zoning policies are not established to encourage or often allow the development of farm-centered communities. Additionally, most zoning standards separate or limit allowable uses and specify minimum lots for housing, thereby making clustering of development difficult. Even with these challenges, communities and developers have found various ways to create agriculture centered communities.

2.1.1 Florida

The [Arden master plan community](#) in Palm Beach County, Florida, is part of the Glades Area Protection Overlay (GAPO) district. The district is designed to protect the agricultural production area in the Glades from encroachment by urban and other detrimental uses to agricultural activities. The GAPO complements existing provision in the Comprehensive Plan by creating a barrier to the expansion of urban and suburban activities while providing the opportunity to recognize existing uses and new uses within the overlay [district]. Arden's Future Land use designation is Low Residential-2 and zoned as a Residential-Planned Unit Development (PUD). Arden utilizes the GAPO's intent of protecting agricultural activities from typical master plan communities by including the community farm and recreational trails for its residents. Additionally, Palm Beach County's Land Development Code (LDC) also allows for a plot of land used primarily as a vegetable garden, which is cultivated and harvested by residents of the surrounding area in all residential zoned areas.

The [Pine Dove Farm](#), in Leon County, east of Tallahassee, Florida falls under the Urban Fringe zoning district. This district is intended to provide the opportunity for low-density residential areas mixed with open space and agricultural activity. Furthermore, the Leon County's LDC allows community gardens to grow food crops and extend over multiple parcels and include a small number of livestock. Crops harvested from community gardens may be sold in local farmer's market, but wholesale of crops shall not occur on community garden premises.

[The Grow](#), in Orange County Florida, is scheduled to start construction in Summer 2020 in the vicinity of Lake Pickett. Plan amendments and new zoning regulations were adopted for the development to occur. The Orange County Comprehensive Plan Future Land Use Element outlines policies for the area where The Grow is to be developed:

Preserve the rural lifestyle and character of existing communities through design, integration and preservation of natural resources, amenities such as shared community gardens and greenhouses and other low impact agricultural uses, parks and play spaces, and areas promoting community congregation, fitness and well-being.

Additionally, the Comprehensive Plan states that all development ...shall be organized as neighborhoods designed around a centralized focal point [such as a] park, community garden... Although The Grow is located in an agricultural zoning district, Orange County created a new Future Land Use category titled Lake Pickett (LP) and zoning district, the Lake Pickett-Planned Development



Regulating Plan (PD-RP). Additionally, master plan communities in the Lake Pickett zoning district are further divided into transect zones to control development densities and intensities. The transect zones provide the basis for neighborhood structure.

[Angeline Agrihood](#) is a proposed development in Pasco County. The Pasco County's Comprehensive Plan currently does not provide any guiding policies on community gardens or community farms. The property is in the Bexley Ranch Subarea and is part of the Master Planned Unit Development District (MPUD). According to Pasco County's LDC, community gardens are a permitted use of the zoning district; however, market gardens and community farms are considered conditional uses. The LDC also states such uses are intended to foster community engagement by providing opportunities for recreation education/training, special events, social interaction and economic potential benefits in addition to enhancing community character. Furthermore, the LDC states that community gardens and community farms may be of any size. There is currently a pending application for the proposed development, however a pre application meeting was scheduled for February 4, 2020.

2.1.2 *Georgia*

[Serenbe](#) is located south of Atlanta. What makes Serenbe unique from other Agrihood communities is the municipality within which Serenbe is located in. The City of Chattahoochee Hills was incorporated in 2007 with the purpose of preserving as much as possible the rural character of the community while controlling development (only type of municipality like this in the state).

The future development strategy presented in the 2016 update to the City of Chattahoochee Hills Comprehensive Plan outlines three steps the city is taking to preserve its rural and agricultural character. First, the most intense land uses include significant open space preservation requirements. Second, density bonuses are available to developers who preserve larger portions of their land. Finally, the city has a Transfer of Development Rights (TDR) program that allows individual landowners to receive money for placing a conservation easement on their property.

The 2016 update to the City of Chattahoochee Hills Comprehensive Plan revises the Village, Hamlet and Agriculture-1 vision into a Town, Village, Hamlet form integrated with traditional rural/agricultural development, with a strong focus on allowing agricultural uses. As depicted in [Figure 5](#), Serenbe is designed with mixed-use and residential hamlets. Following the guidelines of the Comprehensive Plan, the property also features farmettes which allows one house per 3 acres for the first 9 acres of an existing lot. Serenbe is also a special zoning district intended to provide a location for agricultural and residential uses to live in close proximity to smaller-scaled commercial, office, or civic uses to encourage a pedestrian-friendly traditional urban form.

2.1.3 *Michigan*

[Michigan Urban Farming Initiative](#) is Detroit's only officially designated Agrihood. Detroit's Master Plan encourages community gardens and urban agriculture as viable uses as open space for transitional and permanent land uses to increase the availability of fresh produce. The city's zoning regulations allow for urban gardens and urban farms as either a conditional or permitted use across all residential zoning districts. Sale of farm products grown or produced on urban gardens and urban farms

is allowed as an accessory use at a farm stand located on the property of the urban garden or urban farm. Sale of farm products grown or produced at these locations are allowed for sale at farmers' markets, or directly to public or private entities, retail or wholesale.

2.1.4 Virginia

The two jurisdictions discussed allow for a mixture of residential and agricultural uses within specified zoning districts. These Agrihoods rely on Community Supported Agriculture (CSA) initiatives. A CSA is a mutually beneficial relationship between a farmer and a community. Community members pay for a subscription also known as a CSA Farm Share. In this model, community members financially invest in the farm at the beginning of the season, allowing the farmer to better plan and budget for the upcoming season. In return for the community member's investment, the farmer will grow a variety of fruits and vegetables. In some cases, community members can pick and choose from the harvest while in others, members receive a packed box of produce. CSAs allow for all members of a community or jurisdiction to participate in the program.

[Willowford](#) is in Loudoun County. The Loudoun County Comprehensive plan outlines the County's desire to foster land use and development patterns that incorporate natural and agricultural resources to preserve its rural character. The plan encourages cost-share initiatives to support working farms and establish conservation easements. Additionally, the plan calls for the preservation and protection of farmland and agricultural soils.

Willowford is in an area zoned as Transitional Residential – 3 (TR-3) and a sub-district zoned as TR-3UBF (Upper Broad Run and Upper Foley). This zoning district allows for both residential and agricultural mixed uses. Additionally, the zoning district establishes a minimum of 50% open space to be more compatible with adjacent suburban development. The purpose and intent of the TR - 3 zoning district is to achieve a balance between the built and natural environment, protect and integrate open space and natural resources, encourage new development designs that incorporate both suburban and rural features. According to the TR-3 Transitional Residential -3 District use table, farm co-ops, farm-based tourism, and farm markets are permitted uses.

Located north of Richmond, [Chickahominy Falls](#) is zoned Single Family Residential (RS) and Multi-Family Residential (RM). These zoning districts do not allow the use of community gardens or agricultural uses. However, Woodside Farms is a distinct amenity of Chickahominy Falls Community but is separate from the Community HOA as it is owned and managed privately. Woodside Farms, adjacent to the Chickahominy Falls Community is zoned as Agricultural and The Barn, the social and educational hub of the community, is allowed as a conditional use of the zoning district.

3 AGRIHOOD EXAMPLES

3.1 ARDEN – PALM BEACH COUNTY, FLORIDA



Figure 1: Arden Community Farm

Arden is a 1,209-acre master development community opened in fall 2017. When complete (projected 2027), the project will offer 2,000 home lots. The master development offers many of the same amenities found in master planned communities, however, at the center is a five-acre farm and event barn which also houses a general store that offers other local organic products. The community garden is an amenity for all the development's residents, who can volunteer to work with two full-time farmers. Residents who buy into Arden's Agrihood receive an equal share of the farms harvest.

3.2 PINE DOVE FARM – TALLAHASSEE, FLORIDA



Figure 2: Phase 1 Pine Dove Farm

Pine Dove Farm is Florida's first planned Agricultural Community. It's just over 200 acres with approximately 115 acres of conservation land and will include 130 homes. Two employees work the 1.5 acres of designated farmland which includes some livestock. Residents can volunteer and grow their own crops or buy into the program to receive a share of the farms harvest. Additionally, harvested crops are also sold at a local farmers market.

3.3 THE GROW – ORANGE COUNTY, FLORIDA

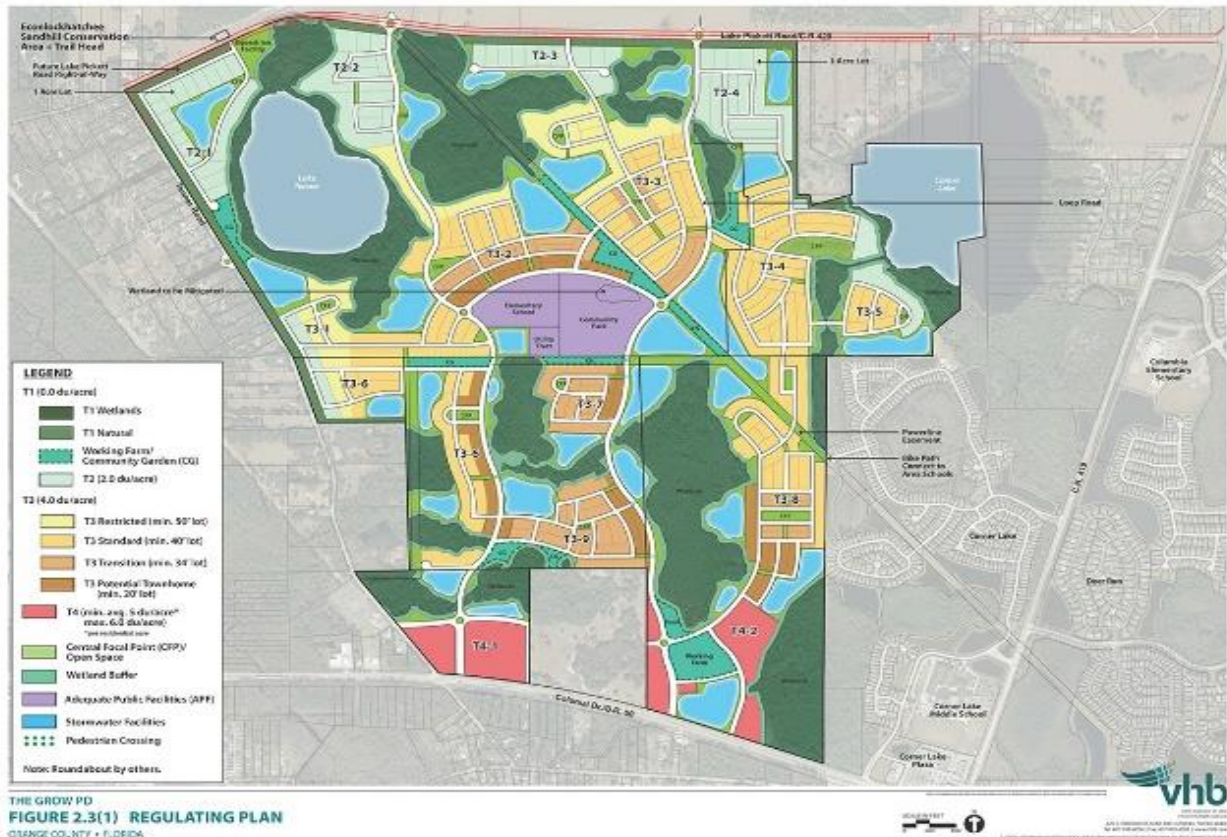


Figure 3: The Grow Master Plan

In September 2016, the Orange County Board of County Commissioners approved The Grow, a master development community which is planned to include 2,078 homes, a 9 acre working farm, and 21 acres of community gardens integrated into the 1,237 acre residential community, a 20-acre community park, 12 miles of recreational trails, an elementary school and commercial space. The Grow has partnered with Do Good Farm to manage its farm and community gardens. Construction of the Agrihood is scheduled to start in the summer of 2020.

3.4 ANGELINE AGRIHOOD – PASCO COUNTY, FLORIDA

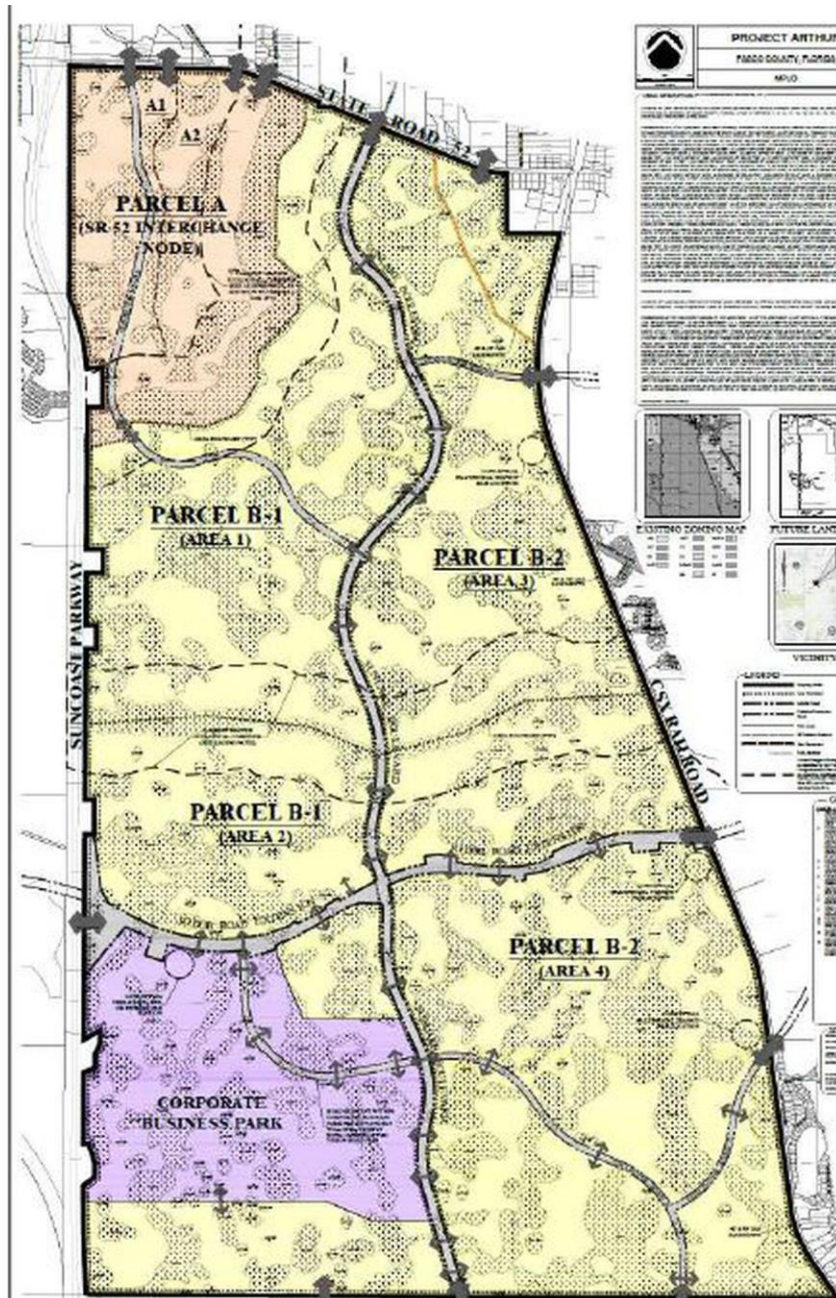


Figure 4: Proposed Location of Angeline Agrihood

The Angeline Agrihood is proposed to include residential and commercial uses, a trail system, conservation land in addition to a working farm. The Moffitt Cancer Center's new Pasco research campus will be the lead entity in the development's commercial park. First-phase plans were filed on 15 February 2020 with Pasco County to build 360 single-family homes.

3.5 SERENBE – CHATTAHOOCHEE HILLS, GEORGIA



Figure 5: Serenbe Community Master Plan Map

Located outside Atlanta, Georgia, Serenbe is a 1,000-acre community that broke ground in 2004. As of 2018, it includes 370 single-family, multifamily, and live/work units; with eventual plans for a total of 1,200 homes. The community features a nature trail system, conserves water through landscaping, and naturally treats wastewater for use in irrigation. The development includes a 25-acre professionally managed farm.

3.6 MICHIGAN URBAN FARMING INITIATIVE – DETROIT, MICHIGAN



Figure 6: Michigan Urban Farming Initiative Master Plan

Approximately 1,400 community gardens and farms currently exist within the city of Detroit, however, only one is officially designated as an Agrihood. Located in Detroit's North End Neighborhood, the Michigan Urban Farming Initiative is an all-volunteer nonprofit organization. It manages a 3-acre farm focusing on food insecurity in one of Detroit's now impoverished historic communities. The Agrihood's harvest is distributed to individual households using a pay-what-you-can model, local markets, local restaurants and vendors, and food pantries.

3.7 WILLOWSFORD – LOUDOUN COUNTY, VIRGINIA



Figure 7: Willowsford Master Plan

A 4,000-acre residential development located outside Washington DC, Willowsford offers 2,000 acres of open space, over 40 miles of trails, and a 300-acre working farm, which includes some livestock. Like Chickahominy Falls, Willowsford Farm is part of a CSA initiative in which the Willowsford Homeowners Association and the general public take part in.

3.8 CHICKAHOMINY FALLS – HANOVER COUNTY, VIRGINIA

Phase One Neighborhoods



* All renderings and site plans are for illustrative purposes only and are subject to change without notice.

Figure 8: Phase 1 Chickahominy Falls

Located north of Richmond, Chickahominy Falls is a 180-acre community with a 10-acre professionally managed four-season farm (Woodside Farms) adjacent to the development. The Woodside Farms produces a mix of fruits, vegetables, herbs, and flowers. A distinct difference from other Agrihoods is that anyone can be part of the CSA initiative

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