

lands. Under these provisions preferential assessments for "greenbelt" lands (including scenic areas) are tied to ten-year covenants with penalty payments for early termination by the owner. Although the legal status of the applicability of this procedure to South Dade fruit lands is clouded, the economic status of this qualified incentive to other situations in Dade is quite clear from the total absence of any takers. While the potential of this device in Dade's booming land market is doubtful, this type of provision was reported by the National Task Force on Land Use and Urban Growth to be working in other parts of the country (2).

The strongest means of agricultural land preservation is through acquisition of total or partial development rights. These extreme measures usually require virtually prohibitive costs to State and local governments. A notable exception was the donation of access rights by Miami Beach hotels in return for a widened beach. Also, there is the hope that enlightened property owners would develop

private trusts for receiving donated *perpetual* restrictions on developments. The modification of federal income and estate tax laws could help to achieve permanent protection of some private open space without excessive public costs.

In summary, public subsidization of the preservation of South Dade grove lands should be limited to proper locations and to permanent situations. Upon completion, the County's Comprehensive Development Plan should provide the *way* for achieving the first requisite; the subtropical fruit industry must lead the community in find the *will* for the latter. Only in this manner can the impact of urbanization on the subtropical fruit industry be lessened.

Literature Cited

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EFFECT OF URBANIZATION ON THE FRUIT INDUSTRIES OF CENTRAL FLORIDA

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Urbanization affects the fruit industries of central Florida in several ways. The first and probably the most notable effect is the taking of agricultural land for development. Increased real estate taxes, labor demand, vandalism, traffic and competition for available water supply are also important aspects to consider.

Land Loss

According to J. E. Pehrson, Farm Advisor, Orange County, California, population in that county grew from 216,000 in 1950 to 1,136,000 in 1965. During the same period, citrus acreage decreased from 65,700 to just under 20,000. They, too, have a Disney complex. Last year citrus acreage decreased by 5,000 acres in Orange County, Florida, (3) and Polk County has experienced a

similar decrease (1). Citrus, in the ridge area, is planted on the most desirable development land; consequently, as the population increases, the pressure for development of this land will be the greatest.

Real Estate Taxes

It is frequently said, that broadening the tax base by bringing in more people to an area lowers individual taxes. This is not necessarily true. More people require more services and since ad valorem taxes are the major support for these services taxes go up. Henry Swanson, Extension Director, Orange County, Florida, has reported as population grew in his county from 176,402 in 1955 to 391,246 in 1972, the taxes on a mature 40-acre orange grove increased from \$651.08 to \$1,140.00. During this time taxes increased by 75% while fruit prices (3) increased by 60%. The only physical difference in this grove over the 18-year period was that the already mature trees became older. In the same time span taxes on a modest home with no additional improvements increased from \$0 to \$153.77 (3).

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Labor Demand

As more of the entertainment-recreational complexes spring up in the ridge area, the demand for labor increases. An unskilled laborer can earn as much as \$3.50 to \$4.75 per hour as a shovel hand or \$4.00 to \$5.25 per hour as a carpenter's helper. In most cases, these people are also urged to put in overtime at one and one-half times the hourly rate. This has certainly taken its toll on agricultural labor. The citrus industry to this point has had difficulty in competing for this labor. As this situation progresses, the necessity of substituting more machinery for labor will become increasingly apparent.

Vandalism

Even though the law enforcement departments in the area cooperate fully with agricultural interests, it is not wise to leave any equipment in the grove as has been done in the past. If nothing else, the additional travel time adds materially to the cost of most grove practices. As more people have less to do, this vandalism will probably increase, adding still further to the cost of operating.

Traffic

There are new roads being constructed in the area quite rapidly, but they always seem to be to catch-up with traffic, not to accommodate expected traffic. This has already caused a few people to consider the use of large helicopters for transporting fruit from the grove to the plant. This is not economically feasible at this time, but it may be a practical consideration later. Anyone who has ever driven in a combination of fruit trucks and tourist traffic realizes the problems.

Competition for Water

As more people migrate to an area and more roads, shopping centers, and subdivisions replace agricultural land, the demand for water is increased. Also, the replacement of open land with concrete eliminates much of the recharge area. This causes a two-fold problem: (1) more water being withdrawn from the water bank, and (2) less water placed in the bank. Everyone knows what happens to a bank account when the withdrawals are larger than the deposits.

Summary

If agriculture in general and the fruit industry in particular are going to survive in the long-run in central Florida, it is imperative that agriculturists become involved immediately in the planning of future growth of the area. Data must be developed on the environmental impact of eliminating large portions of the water recharge areas and the cost of services for a rapidly increasing population. They must also make an effort to forecast other problems and needs before they arrive.

With the "one man, one vote" rule, agriculture does not have the political power that it once had, so it must be armed with indisputable facts in order to gain the ear and vote of the politician of the future.

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