



**DRAFT LETTER PROPOSAL**

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**Proposed Davie Area Urban Farm and Farmers Village Market:**  
Urban Agriculture Using Sustainable Containerized Farming and  
Development of a Farmers Village Market  
On the former Batten Farm Site – Davie Florida

Submitted to

Mrs. Judy Paul  
Mayor

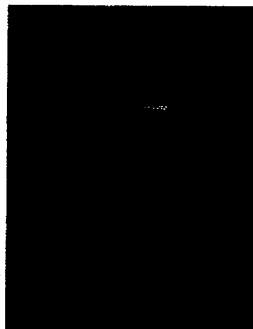
And

Mr. Gary Shimun  
Town Administrator

Town of Davie  
6591 Orange Drive, Davie, FL 33314

Prepared by  
Dr. Samuel W. Scott, Ph.D.  
Director

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## DRAFT LETTER PROPOSAL

### Introduction

The North-South Institute (NSI), Inc., has been a part of the Davie Landscape for the past ten (10) years conducting development activities in the community, southern United States and overseas. Davie as its base provides the environment to conduct technical assistance and training activities in small farming, rural small business development, microenterprise development, microfinance and urban and peri-urban agriculture.

The North-South Institute for International Business, Trade and Sustainable Systems is a federal tax exempted 501(c) 3 multidisciplinary group whose objective is to promote sustainable development systems and foster eco-economic development of small farmers, rural small businesses, home makers and semi-rural and peri-urban communities, orphanages, and immigrants. Its activities target the developing sectors of the southern United States and emerging markets of selected countries in Latin America, the Caribbean, Africa, and Asia. The implementation strategy involves the empowerment and enhancement of the capabilities of individuals, organizations, and industry through education, training, consultancy, research and policy analysis, and asset acquisition towards the development of sustainable livelihoods and improved quality of life. NSI is strategically well positioned with highly professional advisors, fellows and scientists providing technical assistance in the following areas:

- Sustainable Community Development (Agricultural and Rural Development, Urban and Per-Urban Development)
- Renewable Resource Development
- International Trade and Business
- Enterprise Development
- Eco-Economic Development
- Education
- Entrepreneurship

Our mission is "Building Sustainable Livelihoods and Communities by Eradicating, Poverty, Hunger, illiteracy and Human Suffering through Empowerment, Education, Entrepreneurship, Enterprise Development and Economic Development."

On behalf of the Directors, Management and Staff, thanks for your continued assistance to the North-South Institute's work in sustainable development and economic development. Based on our discussion, we would be interested in partnering with the Town of Davie in the development of the former Batten Farms and Property site. We would be interested in collaborating in developing and operating an "Urban Containerized Farm and Farmers Village Market" and integrating a kids agricultural museum on the said property.

### **Proposed Use and Program Activities**

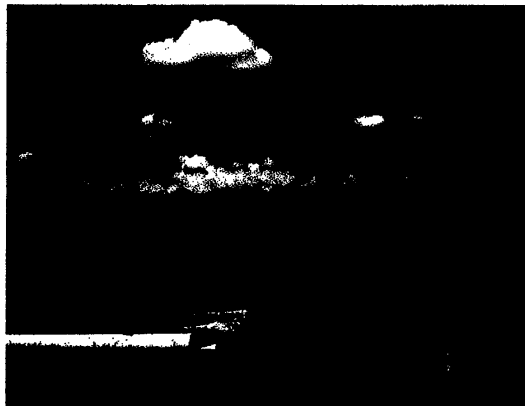
We are convinced we can partner and work with the Town of Davie and other organizations (for example the Davie Area Land Trust, the Farm Bureau of Broward County, University of Florida and USDA) to fully utilize this property on a leasehold basis, and maintaining the intended use with the public having access to the property. We are willing to sign a Memorandum of Agreement/Partnership with the Town.

We propose using the premises to implement the following with all liabilities and onsite responsibilities assigned to the North-South Institute: These are as follows:

**Phase I. Urban Farm Botanical Garden, Containerized Urban Farm Development and Farmers' Village Market (90 days – first year) and Integrated Kids Agricultural Museum**

**(1) Urban Farm and Botanical Garden, Picnic/Rest/Meditation Areas, Walking Flora Education Trails/Kid Agricultural Museum using an Asian Tropical Farm and Tea Garden Concept.**

Here the institute will utilize the existing plants and introduce native plants, fountains, babbling brooks, and walking paths to develop a subtropical farm and botanical garden within the context of Asian Tea Garden. Within designated points there will be picnic areas, rest and meditation areas with identified plants with botanical names open to the public, especially children to understand Davie's agriculture and agricultural cultural heritage. This will facilitate tours, with rest and relax areas for the intended Davie publics, Kids and adults for the surrounding community visitors (see designated site below)



**(2) Sustainable Containerized Urban Farming**

Upon receiving the approval from the Town of Davie develop a **Containerized Small-Farm Vegetable Operation** using containers to grow and produce **strawberry and other specialty vegetables, herbs, condiments and edible flowers**. To be sold as U-Pick and the Farmers Market. This is proposed in recognition of the soil test results that were shared with us. These plants will be on raised platform in pots placed in open air and under shade cloth (see Figure below showing berries and bell peppers in containers). Production will be mostly **organic with micro irrigation** (using drip irrigation and micro sprinklers). **U-Pick and Backyard farm gardening classes** will be held on site to show interested individuals how to grown in containers or backyard their own vegetables, herbs, condiments and edible flowers. From container farm these fresh products will be available to the public on daily basis and will be used in the **culinary classes** the institute will conduct on site for individuals who are interested in healthy food and eating habits. As part of its philanthropic mission the institute will use the **containerize farming concept** to operate a **Community Garden** through a **Community Support Agriculture (CSA)** program for individuals who are interested especially members of the Davie community.



Upon receiving approval from the Town of Davie we will maintain the existing structure as a first class building and agribusiness property. In this effort use the building to develop a **Farmers Village Market** open daily displaying locally grown produced by small farmers in Davie. As well it will display specialty vegetables, herbs, condiments and edible flowers grown on the containerized farm. It will use the "Trade Joe" market concept to develop this Farmers village market concept. Already the institute has identified farmers in south Florida that can supply the following agricultural produce that will become the main items in the farmers market:

- Locally grown strawberry and other fruits like cantaloupes, and watermelons
- Salad mixes – fresh cut lettuce, asparagus and arugula
- Herbs, condiments and edible flowers
- Summer produce (corn, squashes, green beans, bell peppers, lettuce)

- Florida fruits (mangos, sapote, lychee, plums, coconut)
- Ethnic produce (Asian vegetables, hot peppers, greens, pumpkins, okra etc)



To broaden the product appeal and increase consumer patronage the Institute will include vendors from Davie who are engaged in producing other specialty products. Similarly to the farmers' village markets promoted in New York and California, the institute will invite vendors to display other items like honey, bakery products, jams jellies, cottage produce sauces, seasonings and marinates, and organic eggs etc.

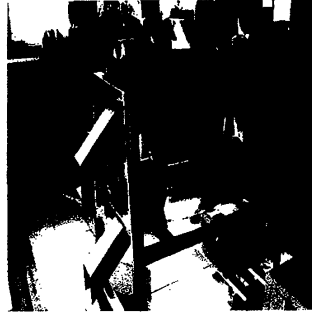
Upon the approval from the Town of Davie the institute will maintain the existing building and upgrade and maintain the grounds of the property to reflect Davie's sustainable, environmental conservation and semi-rural life style image.

**Phase II. Community Commercial Kitchen and Small Animal Displays and Urban Agriculture Training (Years 2 – 3)**

The existing structure is suitable to develop a value-added commercial kitchen, implementation of a small animal area (sheep and goat and pasture poultry) and area designated for small farm agricultural training.

**(1) Community/Commercial Kitchen**

The Institute is exploring funding to develop a small community commercial kitchen. Given the Institute relationship with various State and Federal agencies (Department of Commerce/EDA, USDA/RDA and HUD), it can attract resources to develop a first class **Community /Commercial Kitchen** for individuals who would like to develop value added foods. The Institute is currently assisting individuals in the development value-added foods to include fresh-cut vegetables, sauces and marinates and bakery products. This facility could place Davie on the map as the southern center for small producers engaged in cottage industry product development.



### **(2) Small Animal Displays**

There are holding pens existing on the property that can easily house small livestock like sheep and goats. This can complement activity (1). This would be indicative of conducting a **veterinarian certified animal petting area**.



Also it could be used for farm animal education. This display will be complemented by implementing pasture poultry. Given the grove of palms that exist on the property the Institute will fence this area and operate a silviculture program – that is raising these animals within the grove ( See Yale Forestry program and Auburn Silviculture Program



### (3) Urban Agriculture/Small Farm Training

Communities across the US are clamoring to conduct Urban Agricultural Program. Close to us is the proposed Miami River Urban Agriculture Project – six acres designated for this program, and recently officials from the Town of Plantation toured the Farming System Research site in West Palm Beach in an effort to develop a urban agriculture program on designated area on one of their parks.

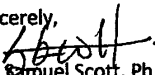
In South Florida there is currently no existing site for urban agriculture training for gardeners, housewives and farming enthusiasts. Given the approval from the Town of Davie, and the Institute's experience we will develop and operate a bio-intensive space for urban agriculture training and incorporate a summer youth awareness agricultural program on the site exposing them to demonstrations in the field of agriculture. There are two factors in our favor, (a) the site has structures that could easily accommodate this and (b) the institute is experience in this area and currently conducts such a program as a part of summer project in conjunction with a local chapter of an international service organization of which Dr. Scott is the current president of that chapter.

### (4) Budget – Costings

The Institute cannot provide costing and a capital budget with this proposal at this time as we will have to conduct due diligence in evaluating the state and condition of the existing infrastructure and as well determine what would be needed to get the building and equipment to working order. We are will be willing to meet with the Town Officials and present a full cost proposal and as well work with town's team in finalizing the Memorandum of Agreement/Partnership.

**We envisage that our proposal will not be a financial burden to the Town of Davie and there is no expectation or request of funding from the Town of Davie. We will accept the premises "as is and fund the development of the same as proposed above;" as well, members of the Davie community will have access to the property and will be encouraged to participate in the project given their interested.**

For further information, I can be reached at (954) 434-8220. Upon request, I would be willing to provide a layout as to the best use of the property as per the program activities enumerated above. We would love to commence the project during the summer to get some later summer and early autumn crops started.

Sincerely,  
  
Dr. Samuel Scott, Ph.D.  
Director  
North-South Institute