

Protecting Agricultural Rights in Miami-Dade's Las Palmas Community (8.5 SMA)

I. WHY APPLY FOR AGRICULTURAL CLASSIFICATION (GREENBELT EXEMPTION)?

Farmers in the **Las Palmas Community (8.5 Square Mile Area, “8.5 SMA”)** face relentless targeting by DERM and Miami-Dade inspectors. Filing **Form MD-482** and securing Agricultural Classification is not just about lowering taxes — it is about protection.

Benefits of Agricultural Classification

1. Lower Property Taxes

- Property is assessed at its agricultural use value (crops, pasture, nursery) instead of inflated “speculative” market value.
- Keeps land affordable and blocks Miami-Dade from taxing farmers out of existence.

2. Legal Shield Against DERM Overreach

- Reinforces protection under:
 - §163.3162, F.S. (Agricultural Lands and Practices Act)
 - §823.14, F.S. (Right to Farm Act)
- Once recognized as bona fide agriculture, DERM’s “wetland” trickery and environmental citations are easier to challenge as **ultra vires** (beyond authority).

3. Defense Against Code Compliance Abuse

- County inspectors love to issue “violations” for roads, structures, or equipment.
- With Agricultural Classification, many improvements and farm operations are exempt from zoning and code restrictions.
- Agricultural uses are treated differently than residential/commercial — giving you statutory protection against selective enforcement.

4. Proof of Bona Fide Farming

- Creates an official county record that your land is in continuous agricultural use.
- Makes it harder for DERM to mislabel property as “abandoned” or “non-agricultural.”
- Provides essential evidence if they attempt takings, enforcement, or denial of rights in hearings.

5. Strength in Legal Battles

- Strengthens claims under the Bert J. Harris Act and federal takings law if the County tries to strip use rights.
- Shows you acted in good faith — farming, filing, and complying — while the County engaged in harassment.

Bottom Line

Applying for Agricultural Classification is your **first line of defense**. It:


- Cuts your taxes.
- Blocks bogus enforcement.

- Creates a legal record of your rights.
- Undermines DERM's narrative.
- Forces the County to fight uphill if they try to take your land.

 **Farmers: File your MD-482. Protect your land. Don't let Miami-Dade erase agriculture from Las Palmas.**

II. Agricultural Classification Filing Packet (Miami-Dade MD-482)

Step 1 – Required Core Forms








- Form MD-482 (Application and Return for Agricultural Classification of Lands)
- Property Access Authorization ( the most **dangerous form** — see Section IV below)
- (If filing late) Extenuating Circumstances Form

Step 2 – General Supporting Documentation (ALL operations)

Provide as many of these as possible (the more, the stronger your case):

- Sales receipts/invoices for farm products (plants, crops, honey, livestock, etc.)
- Purchase receipts for inputs (feed, fertilizer, seed, irrigation, equipment, fencing)
- Lease agreements (if land is leased for farming)
- Business plan (Farm Statement) including property sketch/map
- Insurance (liability or crop/tree loss)
- Photos of crops, animals, or infrastructure (dated)
- Contracts (pollination, grazing, produce sales, nursery contracts)

Step 3 – Operation-Specific Evidence (choose your category)

-  **Nursery:** State Certificate of Nursery Registration, plant sales invoices, greenhouse/irrigation bills
-  **Groves:** Produce receipts, packing house invoices, crop insurance
-  **Row Crops:** Seed/fertilizer invoices, soil prep receipts, market sales
-  **Livestock:** Auction receipts, feed/vet invoices, fencing, stocking density proof
-  **Bees:** State Apiary Registration, honey/pollination contracts, hive equipment receipts
-  **Aquaculture:** FDACS registration, facility plan, sales receipts, insurance
-  **Horse Boarding/Breeding:** Boarding contracts, horse registrations, stable/paddock receipts

Step 4 – When No Tax Returns Are Available

- Provide at least 3–4 categories of alternative evidence.
- Organize in a binder or PDF, labeled by year.
- Add a short affidavit/cover letter.

Step 5 – Submission

Deliver in person or mail to:

Agriculture Division Office

10710 SW 211 Street, Suite 207
Cutler Bay, FL 33189-2819

📌 **Summary:** The Property Appraiser’s guidelines make it clear that **tax returns are only one form of evidence**. A well-organized packet of alternative proofs (receipts, contracts, photos, insurance, registrations, and a farm plan) is equally acceptable for proving bona fide agricultural use.

III. The Process in Las Palmas (8.5 SMA)

In practice, **Miami-Dade twists the Agricultural Classification process against Las Palmas farmers:**

- **Property Appraiser inspections** are disguised fishing expeditions.
- Inspectors claim to verify agriculture but are really hunting for violations.
- **Contradictory enforcement:** DERM tells you not to mow grass; Code Enforcement fines you for overgrowth.
- **Entrapment questions:** “Is that a new roof?” → “Where’s the permit?”

In the 8.5 SMA, simply placing the Agricultural Exemption on your property paints a **target on your back**. But at the same time, it arms you with a legal tool — a record that can be turned against DERM and MDC in hearings, appeals, and takings claims.

IV. The Most Dangerous Trap: Property Access Authorization

The **Property Access Authorization** included with MD-482 is the **Trojan Horse**. It grants unrestricted entry to your land, enabling:

- **Unlimited access** without probable cause.
- **Fishing expeditions** for zoning, building, or environmental violations.
- **Cross-agency abuse** (DERM, Code Enforcement, Zoning).
- **Entrapment setups** using contradictory rules.

⚠ Without this authorization, inspectors need a warrant or due process. With it, they weaponize every visit.

V. Inspection Traps and How to Respond

Trap Question	Their Goal	Defensive Response
“Is that a new roof?”	Cite for unpermitted construction	“This structure is for bona fide agricultural use, exempt under state law.”
“Did you build that fence?”	Cite for unpermitted improvements	“This fence is for livestock/agricultural use, exempt under §163.3162, F.S.”
“Why didn’t you cut grass?”	Contradictory DERM vs Code fines	“Vegetation is managed for agricultural purposes; this is active farmland.”
“Is this abandoned land?”	Remove Greenbelt, reclassify as non-ag	“This land is in active agricultural use; here is my Agricultural Classification.”
“Are you running a business?”	Reclassify as commercial, not agricultural	“This is a bona fide agricultural operation under §193.461, F.S.”
“Can we look around?”	Gain unlimited access	“Inspection is limited to verifying agriculture use for MD-482.”

VI. Modified Property Access Authorization (Model Form)

Property Owner/Lessee: _____

Folio No.: _____

Property Address: _____

I hereby authorize the Miami-Dade County Property Appraiser's Office to enter the above-referenced property **solely for the limited purpose of verifying bona fide agricultural use in connection with an MD-482 Agricultural Classification application.**

This authorization is strictly limited as follows:

1. Scope of Access

- Inspections limited to observing agricultural operations only.
- No inspections for zoning, building, wetlands, or code enforcement.

2. Authorized Personnel

- Only representatives of the Property Appraiser's Office.
- No entry by other agencies (DERM, Code, Zoning, Building).

3. Notice Requirement

- All inspections must be scheduled in advance with reasonable notice.

4. Revocation of Consent

- Authorization may be revoked in writing at any time.

By signing this limited authorization, I do not waive any rights under state or federal law.

Signature: _____

Print Name: _____

Date: _____

VII. Special Note for Homesteaders and Small-Scale Farmers

Not every farmer in the **8.5 SMA** is a commercial nursery or grove operator. Many are simple homesteaders — landowners who farm their own land, as families did in the 1800s. For these farmers, the burden of paperwork should be much lighter.

- **Less Burden if You Farm for Yourself:** Homesteaders producing for self-consumption face fewer requirements.
- **Proof Still Needed:** Photos, receipts, and a simple affidavit are usually enough.
- **Avoid Over-Paperwork:** Do not let the Property Appraiser push you into nursery-level requirements if you are not selling commercially.
- **Historical Precedent:** The Greenbelt Law protects bona fide agricultural use even if crops and livestock are for your family's consumption only.

NOTICE – PAGE LEFT “AS-IS” FOR SPECIAL CIRCUMSTANCES

This page is intentionally preserved as originally written for those individuals who, due to lack of resources, fear of retaliation, or other personal circumstances, may feel unable to fully challenge Miami-Dade County's unlawful overreach.

By leaving this page intact, it remains available as a reference point for those who must proceed cautiously, even under protest, in order to maintain continuity of use or protect their livelihood while documenting the County's coercive practices.

VIII. Homesteader vs. Commercial Operation: What You Really Need

Category	Homesteader (Self-Sustaining Farmer)	Commercial Nursery / Grove / Operation
Purpose of Farming	Primarily for personal/family consumption (food, livestock, small crops).	Commercial sales of plants, produce, or nursery stock to the public or distributors.
Burden of Proof	Light – show land is actively farmed in good faith.	Heavy – detailed evidence of sales, registrations, contracts, and business activity.
Core Evidence Needed	<ul style="list-style-type: none">• Photos of crops/livestock• Receipts for seed, fertilizer, fencing, feed• Simple farm plan or sketch• Affidavit stating bona fide agricultural use	<ul style="list-style-type: none">• Sales receipts/invoices• State Certificates (Nursery Registration, Apiary, Aquaculture)• Crop/Tree insurance policies• Business/lease contracts• Grove maintenance logs
Tax Returns (Schedule F, etc.)	Not required; can substitute with receipts, affidavits, and photos.	Often requested; may strengthen application, but still not required by law.
Property Access Inspections	Should be tightly limited – only to confirm bona fide agricultural use.	Inspectors scrutinize infrastructure, greenhouses, irrigation, and large-scale operations.
Risk Level	Lower – fewer categories of paperwork, easier to maintain compliance.	Higher – more chances for County to nitpick technicalities and claim “violations.”
Best Strategy	Keep it simple. Document just enough to prove farming activity. Avoid signing broad Property Access Authorization.	Keep meticulous records. Submit full documentation packets. Strictly limit inspector access to agricultural verification only.

IX. Bottom Line

- Filing **MD-482** is essential — but must be done with eyes open.
- The **Property Access Authorization is the most dangerous form** — never sign it without strict limitations.
- For **homesteaders**, keep documentation simple and avoid being dragged into commercial-level burdens.
- For **commercial operators**, expect higher documentation but enforce strict inspection limits.

X. Protect Yourself Against Lost Paperwork

Miami-Dade’s system is notorious for delays and “missing” paperwork. Some farmers have waited nearly a year for an Agricultural Exemption approval, only to later discover the file “lost” or misplaced in a drawer. To protect yourself:

✓ Always Obtain Proof of Submission

- **Stamped Copy:** When filing in person, bring two copies of your MD-482 packet. Have the clerk date-stamp both — one for them, one for you.
- **Certified Mail:** If mailing, send by **Certified Mail, Return Receipt Requested (CMRRR)**. Keep the receipt and the green card (proof of delivery).
- **Email + PDF Confirmation:** If possible, email a scanned copy of the complete packet to the office. Request written confirmation that it was received.

✓ Maintain a Personal Record

- Keep a **binder** or digital folder with all submission receipts, stamped copies, and mailing proofs.
- Organize evidence year by year so you can instantly show continuity of filing.
- Store duplicates off-site or in the cloud in case of tampering or sudden “file loss.”

✅ Follow Up Aggressively

- If you do not receive acknowledgment within 30 days, send a written request for confirmation.
- Quote the date of filing, attach your proof, and request status in writing.
- Never rely on verbal assurances from staff — always demand something on paper.

⚠️ **Important:** The burden is on YOU to prove you filed on time. Without hard evidence, the County will claim you never filed — and once the deadline passes, they will deny your classification for the entire year.

WARNING – SYSTEMIC CORRUPTION ALERT (Miami-Dade County MD-482 Process)

Recent findings reveal that the Miami-Dade County MD-482 Agricultural Exemption process is not a neutral or straightforward application of state law, but rather a layered system of control designed to strip farmers of rights and force unnecessary waivers. Unlike Florida's statewide DR-482, the MD-482 requires additional forms, acknowledgments, and access authorizations that go far beyond what state law mandates.

This creates a corrupt framework where a statutory right (agricultural classification) is converted into a conditional privilege, subject to discretionary denial, intimidation, and procedural traps. Farmers should proceed with extreme caution, document all submissions, and retain evidence of compliance, as MDC has a pattern of misplacing filings, delaying approvals, and conditioning renewal on forced concessions.

🚧 Legal Disclaimer

Disclaimer:

This document is provided strictly for **informational and educational purposes**. It is not legal advice, does not establish an attorney–client relationship, and should not be relied upon as a substitute for independent legal counsel.

Farmers, landowners, and homesteaders should **verify all information** with qualified professionals, including attorneys, accountants, or licensed consultants, before acting on any guidance contained herein.

Laws and regulations — including but not limited to the **Florida Statutes, Florida Administrative Code, Miami-Dade County ordinances, and Property Appraiser guidelines** — are subject to change, reinterpretation, and local enforcement practices.

The authors, contributors, and publishers of this material make **no guarantees or warranties**, express or implied, regarding accuracy, completeness, or future legal outcomes. Any reliance on the content is done solely at the reader's risk.

Important:

- Always **document your own evidence** of agricultural use.
- Always **consult legal counsel** before submitting filings, responding to enforcement actions, or signing authorizations.
- Use this guide as a **starting point for self-education**, not as a substitute for professional legal defense.

■ Agricultural Classification Submission Receipt

Miami-Dade County Property Appraiser – Agriculture Division
10710 SW 211 Street, Suite 207, Cutler Bay, FL 33189-2819

Submission Record

Applicant Name: _____

Folio No.: _____

Property Address: _____

Type of Filing: ■ Initial Application ■ Renewal ■ Supporting Evidence ■ Other: _____

Date of Submission: _____

Packet Contents (check all that apply)

■ Form MD-482 – Application and Return for Agricultural Classification

■ Property Access Authorization (if provided)

■ Extenuating Circumstances Form (late filing only)

■ Supporting Receipts / Invoices

■ Photos / Farm Plan / Maps

■ Contracts / Leases / Insurance

■ Affidavit of Bona Fide Agricultural Use

■ Other: _____

Office Use Only

Received By (Print): _____

Signature of Clerk/Staff: _____

Date Stamp: _____

■■ **Important Notice:** This receipt only acknowledges physical delivery of documents to the Miami-Dade Property Appraiser's Office. It does not guarantee review, acceptance, or approval of Agricultural Classification. Retain this stamped and signed copy as proof of timely submission.

Legal Disclaimer & Terms of Use

PART I — DOCUMENT DISCLAIMER

(Applies to this document wherever published or reproduced)

1. About This Document

This document is published as a **public-interest effort** to collect, organize, and explain records and events related to land use, environmental regulation, and administrative enforcement.

It is **not**:

- a court filing,
- a judicial or administrative determination,
- a finding of fact or law,
- a determination of liability or wrongdoing,
- or legal advice.

This document reflects documentation and analysis based on available records.

2. Records-Based and Non-Final Nature

Some matters described may be disputed, incomplete, evolving, or subject to differing interpretations or ongoing legal or administrative processes. Readers are encouraged to review original source materials and reach their own conclusions.

Final determinations of fact, law, responsibility, jurisdiction, or remedy are reserved exclusively to courts and other competent authorities.

3. No Reliance; No Substitution

Nothing in this document should be relied upon as a substitute for:

- independent investigation,
- professional advice,
- official records,
- or formal legal process.

4. No Intent to Influence Proceedings

This document is **not intended to influence, interfere with, or substitute for** any pending or future administrative, judicial, or regulatory proceeding.

5. Source Scope

All descriptions are derived from publicly available records, agency correspondence, or first-hand documentation, without independent verification beyond the record itself.

6. Purpose and Good-Faith Publication

The purpose of this work is not to accuse or prejudice, but to preserve accurate records, promote lawful process, and support accountability through proper channels.

All materials are published in good faith, without malice, and for purposes of transparency, record preservation, and public accountability.

PART II — WEBSITE LEGAL NOTICE & TERMS OF USE

(Applies to use of this website and its contents)

7. Purpose of This Website

This website is published as a **public-interest informational resource** to collect, organize, preserve, and present records, documents, and explanatory materials related to land use, environmental regulation, and administrative enforcement matters.

It is not intended to accuse, prejudice, or determine responsibility, liability, or wrongdoing.

8. No Legal Advice; No Professional Relationship

Content on this website does not constitute legal, financial, regulatory, or professional advice of any kind.

No attorney-client, fiduciary, or professional relationship is created by access to or use of this website. Users should consult qualified professionals and review original source materials before taking action.

9. Not an Official Record or Determination

Nothing on this website constitutes:

- a court filing,
- a judicial or administrative determination,
- an official agency finding,
- or a binding statement of fact or law.

10. No Reliance

Users assume all risk for any use of the information on this website.

No content should be relied upon as a substitute for official determinations or professional advice.

11. Intellectual Property

Unless otherwise stated:

- Original explanatory text and compilation structure are protected by applicable copyright law.
- Government records and public documents retain their original public-record status.

No license is granted for commercial reuse, misrepresentation, or misleading alteration.

12. External Links

Links to third-party materials are provided for reference only and do not constitute endorsement, adoption, or verification of external content.

13. Limitation of Liability

To the fullest extent permitted by law, the publisher disclaims all liability for direct, indirect, incidental, or consequential damages arising from use of, or reliance on, this website or its contents.

14. Governing Law

This Legal Disclaimer & Terms of Use shall be governed by and construed in accordance with applicable United States and Florida law.

15. Updates

This notice may be updated periodically. Continued use of the website constitutes acceptance of the current version.

Statement of Civic Purpose

This work is offered as a contribution to a culture of transparency, lawful governance, institutional accountability, and respect for the rule of law.