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Mayor Jim Vandergriff  
New Smyrna Beach

VICE CHAIR  
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DeLand

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County of Volusia

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Daytona Beach Shores

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Mayor Mike Thomas  
Edgewater

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Mayor Ted Erwin  
Orange City

Mayor Fred Costello  
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Member  
Candace Lankford  
Volusia County Schools

ASSOCIATE MEMBER  
Mike Mellon  
EVAC

## VCOG SMART GROWTH COMMITTEE

### MEETING MINUTES

February 05, 2007

MPO/VCOG/WAV Conference Room  
2570 W. International Speedway Blvd., Suite 120  
Daytona Beach, FL 32114

#### Members Attending:

Mayor Greg Northrup, Chair - Daytona Beach Shores  
Mayor Albert "Ted" Erwin - Orange City  
Mayor Fred Costello - Ormond Beach  
Mayor Mike Thomas - Edgewater  
Mayor Robert Apgar - DeLand  
County Councilmember Art Giles  
James Dinneen - Volusia County  
Kassandra Blissett - Ponce Inlet  
Maryann Courson - DeBary  
Steve Thompson - Deltona

Mayor Alternate: Mayor Roland Via - Holly Hill

Council Alternate: Vice Chair Joie Alexander - Volusia County

#### Members Absent:

Jim Chisholm - Daytona Beach  
Kenneth Parker - Port Orange

#### Others in Attendance:

Mary Swiderski - VCOG Executive Director  
Stephen Kintner - Volusia County Environmental Management  
Kelli McGee - Volusia County Environmental Management  
Greg Blose II - Volusia Home Builders Association  
Belinda Collins - City of Daytona Beach  
Candace Lankford - Volusia County School Board  
Jim Cameron - Daytona Beach/Halifax Chamber of Commerce  
Betty Holness - Volusia County  
David Castagnacci - VCARD  
Ken Russell - Citizen

Committee Chairman Northrup called the VCOG Smart Growth Committee meeting to order.

The roll was called and a quorum was declared present.

Mayor Northrup led the Pledge of Allegiance

Mayor Greg Northrup opened the meeting by indicating the committee has pretty much agreed (in theory) to preserve Map A. The County will get maps to the necessary cities so both can agree on the borders. Mayor Northrup suggested that in today's meeting the committee work out areas of influence. Mayor Northrup suggested using miles as a barometer.

Mayor Fred Costello stated that Putman County and the Wal-Mart Distribution Center is the poster child for why reciprocity needs to occur. Therefore, measuring by miles is not always the best indicator. He stated that each community needs to get with the communities that surround them and adopt areas of influence. It may be only Map's A and B at first. If we are interested in Smart Growth, then each jurisdiction needs to look at what is best for the community as a whole.

Councilmember Giles stated that reciprocity should not be limited to Map's A and B, rather all over the County. Mayors Costello and Via agreed.

Mayor Apgar suggested that the Committee work on protecting Map A by two things: Purchase land wherever it is feasibility possible; and give the County the necessary tools to encourage property owners to have the same thought process, yet protect their property rights at the same time. Examples of such tools would be density transfers, cluster development, etc. There may need to be zones and spheres for communities. Mayor Apgar also stated that the Smart Growth toolbox has a variety of tools because one size does not fit all. Therefore, what we should be looking at is defining primary service areas. If we look at each individual development, we could JPA (Joint Planning Agreement) our county to death. He recommended more comprehensive JPA's that allowed more flexibility.

Steve Thompson stated defining service boundaries is immature on Westside. The committee needs to make a commitment on Map A and develop a process for Map B with possibly defining principles in the report. He also indicated there are different development patterns on each side of the County. The committee needs to focus on outlining principles and then if the development is controversial that JPA's are proposed.

**After much discussion it was decided to preserve Map A.**

Kassandra Blissett asked if the environmental levels within these maps been collectively agreed upon and has each jurisdictions gone back and heighten their level of environmental standards.

Jim Dinneen recommended the committee break these issues into pieces.

1. Everyone wants to protect Map A. The ways to accomplish this is to not change the density and not give people creative ways to build.
2. Map B is sensitive in nature, but allows developments.
3. Map C (New Map based on discussion) are those areas that are not in A or B but in neighborhoods, areas contiguous or border other jurisdictions, where change in density could also change the balance of the adjacent community.

Steve Thompson indicated that protecting Map A is important. However, in other areas, restricting density would not be within existing cities because high density development and redevelopment within cities makes sense. This committee needs to come up with common principles to use, such as; high density clusters or steering development to certain areas.

Mayor Erwin suggested that in Map A, what land use is there now, will not change. Everyone agrees on Map A. Then define borders on Map B, and look at using clustering etc., and then look at primary service areas.

Mayor Northrup indicated for those who do not have service areas, (Such as Daytona Beach Shores) other factors need to be taken into consideration.

**It was agreed to protect Map A with the present land use and each community agreeing on borders. County staff will initiate communication with the cities in defining the borders of Map A and bringing back a revised Map to the board.**

Steve Kintner indicated that there is a natural function to Map B. The land is green lands that have a value, such as food source for wildlife etc, but it is also eligible for development.

Jim Dinneen indicated Map B should have overriding policies and principles such as clustering development. There should be three sets of development regulations. There should be higher standards in Map B where everyone agrees on the development guidelines. Map C may not be environmentally sensitive but the redevelopment or development affects another area. An example of this is Wilbur by the Sea to Daytona Beach Shores.

Mayor Costello suggested getting all three maps to the managers as well as develop standards for Map B.

Jim Dinneen stated the people can not have protection of the environment and not have high density in urban areas otherwise they will have sprawl. The Committee needs to create an overriding development policy. He also indicated that if it can be communicated to the public how everything relates back to the environment, such as how development or change effects the whole County and not just a section or one piece of property, then they will have a better understanding of what they do truly effects the whole and there might be greater support for the guidelines.

Mayor Apgar stated that community standards need to speak with one voice. Smart Growth, to some, means no growth and we need to educate people that it is how you grow that makes Smart Growth.

County Council Vice Chair Joie Alexander stated that we need to determine which lands are going to be protected in which maps. She is happy we are going forward with Map A and looking at what kind of development is going to be in Map B.

**Mayor Northrup recommended the next discussion should include what kind of development standards would be in Map B area?**

Mayor Erwin stated that the committee is going in the right direction.

Mayor Costello stated the Committee needs to define Map A and B and make Map C for reciprocity. He indicated that Mayor Northrup and Councilmember Giles write a letter to the newspaper educating the public of what we are doing after each meeting.

Councilman Giles indicated it is pretty clear on Pg 16 of the Smart Growth Report (Recommendation-#A4) where it states to conduct a study of Map B lands to identify areas where urban development might be accommodated, where cluster development might be appropriate, and areas that should be protected. Such criteria that could be used is: Presence of Environmental Systems Corridor Lands; Natural systems or Habitat values; Presence of natural drainage corridors; suitability for

development; Proximity to Map A lands; The amount of buffering required to protect Map A lands from the impacts of proposed development; Proximity to, or contiguity with, existing urban areas; and proximity to existing infrastructure and school capacity.

Jim Dinneen will have Steve Kintner get with the cities to define the borders of Map A and B and do a composite Map on each.

Jim Dinneen stated the Smart Growth Report, Recommendations on Page 16, are the essence of the development guidelines between the cities and the County. The committee needs to place these guidelines into Map B. JPA's can occur on case by case bases.

Both Councilmember Giles and Mayor Apgar agreed that the committee needs to focus on certain areas.

Mayor Thomas indicated a lot of people have put in a great deal of effort into this whole thing already and we need to be good neighbors and work on how change in land use affects each other. The Committee needs to also protect some of the wetlands.

Candace Lankford stated that this committee is doing great work but there is no press. No one else is coming along in this process. The cities were great at defeating the Character Amendments and it was no accident that the School Planning Amendment passed. She suggested that weekly Smart Growth information go out in backpacks. One way to bring the communities along may be through the schools. However, schools close the middle of May so there is a limited time.

Mayor Via stated we just need to tweak Map's A and B - Map C and changes to the growth management needs to come out of the growth summit. He is very encouraged about Map A and B. He also indicated the information needs to get out to the public. He wished the School Board was a member of this committee.

There was discussion on the Growth Management Commission; however, Mayor Northrup requested this be moved to another meeting for more involved discussion.

**Mayor Northrup indicated that at the next meet the committee will discuss what kind of development standards would be in Map B area as well as how the existing Growth Management Commission can help in this process.**

The next meetings are scheduled for Monday's, February 19, 2007, March 12, 2007; and if needed March 26, 2007. All meetings will be held at 11:30 AM at the VCGO Conference Room. Lunch will be served.

Meeting Ended: 1:05 PM