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New Smyrna Beach

VICE CHAIR  
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DeLand

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Daytona Beach Shores

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Member  
Candace Lankford  
Volusia County Schools

ASSOCIATE MEMBER  
Mike Mellon  
EVAC

**VCOG SMART GROWTH COMMITTEE**  
**Meeting Minutes**  
**February 19, 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 Erwin – Orange City  
Mayor Fred Costello – Ormond Beach  
Mayor Mike Thomas - Edgewater  
Mayor Robert Apgar – DeLand  
Council-member Art Giles – Volusia County  
James Dinneen – Volusia County  
Jim Chisholm – Daytona Beach  
Mayor Allen Green /for/ Kenneth Parker – Port Orange  
Maryann Courson - DeBary  
Steve Thompson - Deltona

County Alternate - Vice Chair Joie Alexander

**Members Absent**

Kassandra Blissett – Ponce Inlet  
Mayor Alternate – Mayor Roland Via

**Others Attending**

Mary Swiderski – VCOG Executive Director  
Kelli McGee – Volusia County Environmental Management  
Greg Blose – Volusia Home Builders Association  
Stephen Kintner – Volusia County  
Candace Lankford – Volusia County School Board  
Betty Holness – Volusia County  
Susan Cerbone – City of Daytona Beach  
Hardy Smith – City of Daytona Beach  
Belinda Collins – City of Daytona Beach  
Glenn Storch – Storch, Morris, Harris  
Don Findell – City of Lake Helen  
Mayor Mark Shuttleworth – City of Lake Helen  
Vice Mayor Mary Martin – City of Port Orange  
Mary Curran – VCOG Administrative Assistant

**Call to Order/Roll Call/Determination of a Quorum**

At 11:35 AM, Committee Chairman Northrup called the VCOG Smart Growth Committee meeting to order.

The roll was called and a quorum was declared present.

Pledge of Allegiance

Chairman Northrup led the Pledge to the Flag.

Approval of Minutes – February 5, 2007

Until further clarification of the February 5, 2007, meeting Recap, the approval of the minutes was postponed until the next meeting.

Brief Presentation by Glenn Storch

Mr. Storch mentioned one of the tools in the Volusia Smart Growth Implementation Committee's (VSGIC) toolbox was rural land stewardship which rewards landowners for preserving land; that reward concept is called market based conservation – it's not paying with dollars but paying with good planning. Rural land stewardship has certain criteria:

- 1) It is a county land use planning program;
- 2) It is a rural areas development program; and
- 3) It is a rural areas (also agriculture and environmental areas) protection program.

The rules for rural land stewardship provide for a receiving area and a sending area; the receiving area is the area where the County/cities would like to see development take place; the sending area is where you take off all development rights. One potential flaw in rural land stewardship is landowners have the ability to opt out of the agreements they have made. Some rural land stewardship criteria are:

- 1) The size of the stewardship area has to be over 10,000 acres;
- 2) It has to be outside the municipal boundaries, and
- 3) It may be multi-county.
- 4) Once the over 10,000 acre stewardship area is acquired, smaller parcels do not have to be contiguous to that stewardship area.
- 5) In establishing rural land stewardship, a determination is made as to where sending areas (conservation areas) are and, at the same time, a determination is made where receiving areas are within the same stewardship designation. As far as infrastructure, whoever does the receiving area would have to pay for the infrastructure and improvements.
- 6) The only way to do a rural land stewardship is to do it by consensus, the County and cities have to work together. If done right, you will have where the conservation areas are going to be and where the receiving areas are going to be; then everyone signs off on it and it's done.

The concept is to achieve consensus, to get everyone on board as to what is the right way of doing this (i.e. to preserve Map A). It is not an easy process; it is an expensive process for the landowner. Mr. Storch suggested some other tools to consider:

- 1) Multiple parcels; if there's one parcel that is over 10,000 acres it can be added to - even if there aren't other 10,000 acre parcels - that would allow Volusia to move up in acquiring all the land on Map A.
- 2) A VGMIC recommendation of finding some way of creating rural vistas whereby clustering areas, you could create rural vistas along major highways.
- 3) A VGMIC recommendation that there has to be a designation as to where the appropriate areas are for providing urban services. If local governments have these lines set they can avoid a problem of landowners using their negotiation power between two jurisdictions for themselves.
- 4) Cities need to start determining where those areas of influence should be or where would be appropriate for their areas of influence to be; that it's something jurisdictions should work on together to establish JPAs on utilities, on design standards, and on what kind of community Volusia will have in the next 20-50 years.

Mayor Northrup recalled, from previous meetings, that Committee members decided to give the County the tools that they need to be able to preserve Map A land; then it's up to the County to come up with a plan and go to individual cities and work on consensus (similar to a JPA).

Mr. Dinneen pointed out the need for the toolbox; that the Committee needs to listen to different toolbox concepts. He advocated first figuring out what legislation everybody can agree on, that everybody can adopt on some of these tools, so all jurisdictions have the same toolbox throughout the County.

It was announced that the proposed date of the VCOG Smart Growth Summit is still pending until consensus on a date can be obtained by County Council.

Mayor Northrup called for comments from Committee members regarding Map A. He presented a recap:

- 1) Everybody decided that Map A does not need change in density;
- 2) The cities and the County would work together and use every tool to make sure that this happens;
- 3) The city managers had asked that these lines get sent to them so they could make sure exactly where the lines are and if they needed to tweak it a little bit they could do it.

Mr. Thompson suggested in Map A, that it is not necessary to include a whole parcel when only a section may be a sensitive area.

Mayor Costello suggested, as a compromise, Map A lines won't change but any cities that want changes, based on sensitivity of land, that Steve Kintner can get together with them and then bring information back to the Committee.

Mr. Dinneen promised the County would come up with a composite map for the whole County that everybody could adopt. He announced that Steve Kintner is going to work with every city to make sure we all agree.

Mayor Northrup stated, "For the minutes, let's say, the Map A lands will be adopted by the cities as they are unless a problem arises that has to be addressed at a later time."

County Council-member Giles added, "If there's any change to it, it ought to come back to this group and we'll talk about it." Following additional comments, County Council-member Giles requested the revised recap should state, "The County will work with those cities to determine actual borders and clarify Map A accordingly." The word "redraw" will be struck from the document.

Mayor Northrup agreed that change will be reflected and the Committee will adopt the document at the next meeting.

#### Discussion on Development Standards on Map B

Mayor Northrup anticipated there'd be lengthy discussion on this and he suggested they need to start looking at what communities can/cannot do with Map B; because of areas of influence that will influence everybody else.

Mayor Costello didn't think Map B needs to have the same development standards everywhere; he indicated that can be community specific, although, clustering should be there. He pointed out that the land is a transition area to sensitive areas and jurisdictions don't want them to be urbanized; that the land should be preserved and clustering was one way.

Mayor Northrup recalled from the last meeting that the Committee wanted all Map B lands to have some type of general standard; so neighboring jurisdictions wouldn't have issues over development of Map B land if they wanted to annex it.

Mr. Dinneen suggested a way to start is use the Volusia Smart Growth Implementation Committee's recommendations, in its final report, that County Council-member Giles had brought up at a previous meeting.

County Council-member Giles read from the VSGIC report, "The Committee recommends that the County, in cooperation with cities, 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 (including the County's currently designated Environmental Systems Corridor)." He commented that the section goes on with a list of 8-10 items, which included schools and included the close proximity to Map A.

Mayor Apgar suggested as the first step, to come up with criteria for Map A land before putting criteria on Map B land; because, in his opinion, they have got to work in tandem.

Following discussion on needing to look further at all the lands in Maps A & B; Mayor Northrup rationalized that the Committee would not tackle Map B land now; that all their focus needs to be on Map A land to start with and let cities and the County work together through JPAs to put together some criteria that will work for everybody in a broad sense.

County Council-member Giles, for clarification, noted there is development on Map A and that this Committee has agreed they're not going to change whatever is on Map A now.

Mayor Northrup added that the Map A land could be bought by the County, or transferred out, or they could use the toolbox to get that development down from what it is now.

#### Refining the Growth Management Commission Responsibilities

County Council Vice Chair Alexander requested that the Growth Management Commission present their vision to the Committee. The Committee can compare that with those recommendations in the Volusia Smart Growth Implementation Committee's report.

Mayor Northrup recommended the Growth Management Commission be invited to come and share their future vision.

#### Where Do We Go From Here?

The next meeting will focus on Map A solely, including tools to protect the lands of Map A.

#### Next Meeting Dates

Monday, March 12, 2007 at 11:30 AM

Monday, March 26, 2007 at 11:30 Am

Recommendations to go to VCOG March 26 meeting

VCOG Smart Growth Summit  
Date & Location - TBA

#### Adjournment

Meeting adjourned at 1:10 PM.