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New Smyrna Beach

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DeLand

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County of Volusia

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Daytona Beach Shores

Mayor George Coleman
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Mayor Mike Thomas
Edgewater

Mayor Roland Via
Holly Hill

Mayor Mark Shuttleworth
Lake Helen

Mayor Mike Thompson
Oak Hill

Mayor Ted Erwin
Orange City

Mayor Fred Costello
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Mayor Jim Sowell
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Mayor Nancy Epps
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Mayor Allen Green
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Mayor Blaine O'Neal
South Daytona

Member
Candace Lankford
Volusia County Schools

ASSOCIATE MEMBER
Mike Mellon
EVAC

VCOG SMART GROWTH COMMITTEE

MEETING MINUTES

January 23, 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
Jim Chisholm - Daytona Beach
Kassandra Blissett - Ponce Inlet
Kenneth Parker - Port Orange
Maryann Courson - DeBary
Steve Thompson - Deltona

Mayor Alternate: Mayor Roland Via - Holly Hill

Members Absent:

Council Vice Chair Joie Alexander - Volusia County

Others In Attendance:

Mary Swiderski - VCOG
Mary Curran - VCOG
Kelli McGee - Volusia County Environmental Management
Greg Blose II - Volusia Home Builders Association
Belinda Collins - Daytona Beach
Hardy Smith - Daytona Beach
Candace Lankford - Volusia County School Board
Jim Cameron - Daytona Beach/Halifax Chamber of Commerce
Betty Holness - Volusia County
Mary Ann Connors - Volusia County
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.

It was decided that County Council Vice Chair Joie Alexander would be the County Council Alternate Representative.

Mayor Northrup lead the Pledge of Allegiance

Committee Chair, Mayor Greg Northrup, opened the meeting by indicating this Committee would only be addressing the most important issues that came out of the Volusia Smart Growth Implementation Committee Report. VCOG Committee would not go back and reinvent the wheel, since the SGIC met for a year and a half, consisted of all groups among the County, and put together a detailed report to work with.

The Committee was designed to include ten communities (five Mayors and five Managers); two of which are neutral in nature> In addition the County Manager and a County Council member are also included at the table. There are also an alternate for the Mayors and one for the County Council.

The timeline process of this Committee is brief:

- By the March VCOG meeting (March 26, 2007) this VCOG Committee should bring to the full Governing Board the Committee's recommendations.
- The VCOG Governing Board will make any additional recommendations and vote on what will be presented at the VCOG Smart Growth Summit.
- The Recommendations from the Summit will come back to the VCOG Board for a Final vote and be forwarded to the County Council for adoption as an ordinance and perhaps later as a referendum to the Charter.

The VCOG Smart Growth Summit will be open to everyone and will be held the first part of April (date is set for Saturday, April 14th or 21st) and will be held in a facility to accommodate everyone. It was decided that VCOG put on the Summit since all governments are partners within this organization.

Clay Henderson explained that the Volusia Smart Growth Implementation Committee Report was presented to all the cities and the County; and some cities did a resolution. Unfortunately, the County never endorsed the report, rather Council sent the report to staff to work through it and forward the report to the Charter Review Commission.

If anyone does not have a copy of the report, it is available on the County Web Site

All cities have already gone through the Fair Share Transportation Concurrency and are in the process of the School Concurrency as a result of SB 360 and the Charter Amendment. SB 360 also changed the Smart Growth discussion from Urban Growth Boundaries to Urban Service Boundaries, as well as, community visioning.

The Smart Growth Implementation Committee made the recommendation to divide the County up into sections so there is only one provider for any given land within the County. Another thing that Committee recommended was the visioning process.

Although there were fifteen key recommendations, it truly boils down to four areas:

1. Protecting the Environment within Volusia - We as a community need to decide what the environmental core is that we want to protect. As a result of this,

Map A was devised. Modeling was used to create Map A; using a variety of factors, all listed in the Smart Growth Report. What are the important areas in Map A that can be accepted, rejected or simply tweaked. The County needs to take the lead on this issue by: 1. Creating the policy; and 2. Creating incentives for property owners in rural areas to do clustering and preserving as much of the environmental area as possible until the County can purchase all of the area in Map A.

2. Map B is those areas that are urban and suburban, and need to be defined as primary and secondary service areas. This way, cities know their future annexation areas. The land use needs to remain the same for those annexations in the Secondary Service Areas. The Map B areas can be completed by Joint Planning Agreements and not through Charter Amendment. This is an area that VCOG could take the lead by setting a date that interlocal agreements will be made to address the issues of Primary and Secondary Service Boundaries.
3. Another recommendation was to tweak the Volusia Growth Management Commission to follow SB 360 concurrency, as well as, deciding who sits on this Commission.
4. The Education concurrency was also one of the Volusia Smart Growth Committee's recommendations and it is well on its way because of SB 360 and the County Charter Amendment.

If you tackle SB 360, the County put in place ways to protect the Environmental Core and prove on its minimum standards; as well as, JPAs for Urban Service Boundaries; that would be well on the way to Smart Growth.

Mayor Northrup thanked Mr. Henderson and indicated that at today's meeting, there would be an open discussion and some ideas would be put together by the Committee; then the proceedings would be opened to the public for input.

Mayor Northrup stated that it is ultimately the responsibility of the County to ensure Smart Growth by protecting the environmentally sensitive land. Map A is financially driven. To protect this land with no growth, either the County or the cities need to purchase the land. Map B protects the property rights as they are now, yet gives room for development. There can be annexation with no land use change. If the County and a City agree that an annexed area needs to change in use, then they can jointly agree on this. At the same time, when there are areas of influence around a city, including the corridors within Map A and Map B areas, then the same dialogue and agreement must be made.

Mayor Costello indicated that the County and each city should look at both Map A and Map B and make their concerns known so tentative maps can be adopted.

Jim Chisholm stated that the specifics of the proposed restrictions on these maps are not detailed enough to determine if it is valid for adoption by Daytona Beach.

Mayor Apgar stated that Map A is a starting point and that Map B is more than we should be looking at right now. The maps need to be blown up by each city. The County needs to go to each city and true-up the maps. He asked what the appropriate, economically viable land versus preserved land? What is land that could or should be developed versus land that could or should be preserved? What

makes this such a great community is there is a balance and we do not want it all one way or the other.

Mayor Apgar stated it would be great if the VCOG Smart Growth Committee were able to true-up Map A and identify good tools to give to the County so they can preserve Map A without stepping on property rights; for example, such as transfer zones.

Mayor Costello stated, "Let's get Map A identified by blowing up the maps for each city and let's bring back the changes so there is a revised Map A we can all agree on. Let's get everyone together to determine the service areas, not so much the primary and secondary but who is going to service which areas. Which are primarily and secondary can come later. If we all have interlocal agreements, it will be OK." He expressed that he has no problems with the land use surviving the annexation within Map A and B.

Mayor Costello also stated that the areas of influence need to be reciprocal. Not only does the unincorporated area need to have a decision in areas of influence but cities should also have a decision in areas of influence; spheres of Influence. He indicated maybe having an independent counsel comment on the revision of the Growth Management Commission that was made by the Volusia Smart Growth Implementation Committee.

The more we try to put into the Charter the more controversy we will have. By putting JPA's into place, local governments could accomplish a lot more today. Mayor Northrup was concerned a citizen group initiative referendum may occur if some issues do not end up in the Charter; first to go in as an ordinance and then as Charter amendments. Mayor Costello recommended Map A and a binding Growth Management Commission should be those items that could later be Charter amendments.

Jim Chisholm said, "Interlocal agreements create commonality and enable people to work things out; it does take time but they do get worked out. Interlocal agreements can survive the test. The County is going to change a great deal in the next 10 to 20 years. If you put something in the Charter, you need to be wise enough to assure that those things can adapt to the change that will occur within twenty years." He is cautious about changing the County Charter where JPA's serve just as well.

What local governments can do today are interlocal agreements with the County on issues of what is going to happen in the unincorporated areas and what the cities are doing that will affect the unincorporated areas. These are things local governments can do today. Before adopting any map, the maps need to be more detailed, down to the foot.

Mayor Northrup indicated that action for Charter amendments are "down the line".

Council-member Giles commented on the item of reciprocity. He said, "We need to agree on how far out that goes. We can agree on what is the Environmental Core - Map A.

Clay Henderson made mention of public ownership or conservation easement, Volusia Conservation, and the Florida Forever Project. The County has to come up with transfer development rights; Volusia County has not done that yet.

Council-member Giles asked about clustering and the 25% land use. Clay Henderson explained, "If a property owner decides to develop only 25% of his property, then he can take the whole underlying density on the 25% plus maybe 3. Jim Dinneen commented, "Many times there is no way you could put that much density in the area so it creates a different bonus."

Mayor Northrup explained that the map was created by a computer based on environmental requirements. Jim Dinneen said, "The devils in the details. How problematic will it be for all the communities to agree on Map A? Mayor Erwin emphasized that Map A must be defined, it must be drawn and must be very definitive.

Kelli McGee, of Volusia County, said, "Map A is the minimum ecological area and of the most environmentally sensitive areas in the County. The County can enlarge the map and meet with cities." Kelli added, "If you took Map A to individual cities, city by city, down to parcels, there could be a revised Map A?"

Mayor Thomas related that he has patrolled all of this land and he said, "It is very good that we are starting to protect these lands. We are looking at protecting the environmental core but what about the eco-tourism and protecting the beaches and the Interlocal Waterway and rivers? We need to allow the public use of the Government environmental sensitive property for eco-tourism." He greatly appreciate being on this committee.

If the County will make a commitment and put the boundary lines together for each community; and each community would sign off on it, in theory, then cities can work out the details with the County.

Mayor Apgar stated that this committee could define areas of influence and the details behind reciprocity.

It was asked if the County could put together a line of where they think the areas of influences are and then cities can determine if it is doable or not and do tweaking on some areas.

The primary areas are ready to be urbanized. The managers can work this out at one of their Managers' meetings. Ken Parker explained that there are Service Utility boundaries on the eastside that have worked well. Mayor Erwin indicated that the Westside has also defined the utility service areas.

Ken Parker pointed out that both groups have to give up something on boundaries. If local governments have a really good agreement on underlying land use and zoning, both parties need to agree if there is a change. So a city has to give up something and so does the County; in the end the community wins.

Jim Dinneen said, "When someone comes in with a development, they need to talk with both groups."

Council-member Giles indicated that different level of service for Volusia's road ways and local governments need to come to the same level. He expressed that SB 360 will do a lot to fix that.

Members discussed pockets in utility service areas on the west side that the County presently services as well as discussing the surface water plant. Mary Ann Connors questioned How much ground water do you have? Should there be a provider in an area? Jim Dinneen said, "Providing services that best serves the citizens is the key but you cannot cherry pick the system."

Steve Thompson mentioned compact development. He said, "If we are deciding Urban Service Boundaries, we are looking at development outside the compact development areas We need to determine if there is going to be a Urban Service Boundary outside the compact development or not."

Jim Chisholm pointed out the County's historical problem with pre-platted subdivisions which are affecting all the cities.

Mayor Thomas said, "This discussion is healthy but what happens in government is it goes slowly and I hope this committee does not goes slow but rather gets something done."

Mayor Via commented, "We may be able to expand some of environmental areas when looking at Map A." Mayor Northrup stated, "When the County and the cities work together on the detailed maps some of this can be worked out."

Ken Russell, citizen of Ponce Inlet, mentioned that he has worked on many environmental committees and he was very pleased at the energy of this committee. He said, "Map A is purely scientific, it is selectively picked. Please do not politicize Map A. Please do not tweak Map A. Everything in Map A, should be in Map A." Instead, he recommended the VCOG Committee look at the Tool Box (CD) in the back of the Volusia Smart Growth Implementation Committee's Final Report.

Jim Cameron, Vice President of Government Relations of The Chamber, made comments that he was glad to see this group come together. He said, "Narrowing the Volusia Smart Growth Implementation Committee's recommendations down to five is accomplishable. I am happy to see the change to Urban Service boundaries. The Chamber would like to work with and support this committee anyway possible.

Candace Lankford, Volusia County School Board Member, indicated that the SGIC meetings were pragmatic. It is a vision for all the people and children in Volusia County. Volusia County is on the forefront and what we are doing should not be for our communities or for ourselves but for the future generation.

Clay Henderson talked about visioning and its advantages because local governments have the resources. He stated, "Tippen Davidson was a great part of that; Tippen passed away at 10:30 that morning."

The next meetings are scheduled for Monday, February 5, 2007 and Monday, February 19, 2007; both will be held at 11:30 AM. at the VCGO Conference Room.

Meeting Ended: 1:30 PM