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DeLand

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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 of April 9, 2007

Volusia Room
Daytona Beach International Airport
700 Catalina Drive, Daytona Beach, FL

Members Attending

Chair - Mayor Greg Northrup - Daytona Beach Shores
Mayor Albert Erwin - Orange City
Mayor Mike Thomas - Edgewater
Mayor Robert Apgar - DeLand
County Councilmember Art Giles - Volusia County
Candace Lankford - Volusia County School Board
James Dinneen - Volusia County
Kenneth Parker - Port Orange
Maryann Courson - DeBary

Members Absent

Mayor Fred Costello - Ormond Beach
Jim Chisholm - Daytona Beach
Kassandra Blissett - Ponce Inlet
Steve Thompson - Deltona

Others Attending

Wanda Van Dam - Citizen
Betty Holness - Volusia County
Derek Catron - News Journal
Kelli McGee - Volusia County
Stephen Kintner - Volusia County
Cassandra Reynolds - Daytona Beach
Andy Kelly - Volusia County Council
Monte Beamer - County of Volusia
Mark Shuttleworth - Lake Helen
Gene Boles - University of Florida

Call to Order/Roll Call/Determination of a Quorum and Pledge of Allegiance - At 4:10 PM the Committee Chair, Mayor Northrup called the meeting to order. The roll was called and a quorum was declared present. Chairman Northrup led the Pledge to the Flag.

Approval of March 26, 2007 Minutes - Motion by County Councilmember Giles for approval of the minutes as distributed; motion Seconded by Mayor Via and Carried Unanimously on a voice vote.

Approval of Recap as of March 26, 2007 - Motion by Mayor Erwin for approval of the recap as distributed; motion Seconded by Mayor Via and Carried Unanimously on a voice vote.

Development Standards for Map A – Gene Boles, Center for Building Better Communities at University of Florida, indicated that he planned to give general comments about smart growth and provide some insights where Volusia County is in the process. Mr. Boles began a PowerPoint presentation. He pointed out one of the key factors in effective planning is a shared vision; when looking at scenarios and deciding what Volusia County may be is essentially a very important concept of vision. He commented that considerations on Map A and Map B are how will Volusia maintain natural rural areas in a sustained way over a long period of time? He explained that any kind of smart growth plan falls in one of four categories:

- Market accommodation with strong containment – Mr. Boles thought it likely this is in Volusia’s plan.
- Market accommodation with weak containment – probability that this policy leads to sprawl.
- Market restrictive with strong containment – it might be effective in some respects but it’s not feasible to sustain over a long period of time.
- Market restrictive with weak containment – it’s difficult to sustain politically and difficult to sustain in face of property rights.

Mr. Boles revealed that a variety of versions of smart growth are described by the Smart Growth Network [website: smartgrowth.org] on which he found ten (10) primary principles that he thought apply to planning in a local context. He mentioned that some principles can be considered separately but always keeping in mind what the bigger picture is – in Volusia County there is a mixture of environmental, farm land, and urban areas:

- Some work is going to be of County emphasis.
The County Emphasis is clearly to preserve open space, farmland, and environmental resources; that has to be a countywide emphasis. That is what Map A is all about.
- Some work is going to require Joint planning.
The Joint Emphasis are the areas that can be developed – that principle of strengthening and directing development toward existing communities begins to become extraordinarily important – the guiding principle for joint planning is done by the County and by the cities which are involved.
- Some work is going to be more of City emphasis.
The City Emphasis is going to be much more in the area of creating a range of housing choices, or creating walkable neighborhoods, mixing land uses, and taking advantage of compact design.
Have got to recognize sovereignty of local governments – each having their own interests, own agendas, etc. Noted also is the statement “One size does not fit all” as a principle.
- The cities and the County both, and others, need to talk about a variety of transportation choices.
- The notion of a “sense of place” is not simply confined to urban areas but in rural areas foster a “sense of place” as well – that becomes a joint consideration.
- Throughout the process, at all stages, encourage community and stakeholder collaboration in making development decisions predictable, fair, and cost effective.
- The cities and County can proceed with implementation of something like Map A without everything else being in place; as long as they keep in mind what the larger picture is.

Regarding [Smart Growth Implementation Committee] Map A recommendations, Mr. Boles wanted to suggest that there is a way of thinking about these in an organizing fashion:

- The key to sustain the program of smart growth countywide is having a good idea of where you are heading and have buy-in to that.
- The next step is to be sure comprehensive plans frame this program of smart growth. “In Florida, the comprehensive plan trumps everything else.”
- It is critical that the program is technically defensible.
- It is also critical that the program be economically feasible. The program has got to make sense not only to the public but property owners and people who are operating within it – this is set up largely in the comprehensive plan.

- Have a proactive and sustained implementation.
- The program is going to need elements of investment, and regulation, and incentive [hard copy of slides show elements under each].
- Several Map A recommendations have a planning component.
 - Protect Core Environmental Areas – several sub-recommendations require planning.
 - Further Study of Map A Lands – again that technically defensible position.
 - Minimize Adverse Road Impact – roads are always regional in nature and they are shared and joint planning is essential.
 - TDR / Rural Land Stewardship – requires that local government establish a planning basis of where are the sending areas going to be and where are the receiving areas going to be.
 - Defining, Planning, and Protection of Rural Communities are very much a planning component.

Mr. Boles commented on LEGIST [Landscape Ecology GIS Toolbox] – that it appears to be very complete and thorough and is very close to meeting a technically defensible standard; he indicated that it probably needed to be turned into a planning tool. Mr. Boles showed a slide of the Collier County Rural Lands Stewardship Overlay/Stewardship Credit Worksheet. He noted that LEGIST is basically a natural resource index system. He pointed out that Collier County took index information and turned it into stewardship credits and, by doing so, linked natural resource to planning in a technically defensible way.

Mr. Boles summarized that the purpose of his presentation is simply to suggest, as local governments move forward with implementing Map A to think in terms of the key pieces:

- Shared Vision;
- Comprehensive Plans;
- Goals, Objectives & Policies;
- Technically Defensible;
- Economically Feasible;
- Proactive & Sustained Implementation; and
- Must have a program of Investment, Regulation and Incentive.

Mr. Boles remarked of Volusia having an excellent set of recommendations; that they can be refined and they can be developed. He offered his thoughts on those to simply give officials an idea how to look at them and organize them in some sense; but emphasizing that to have a sustained program, local governments must have a program that is a balance of regulation and investment and incentive. Mr. Boles suggested one issue the VCOG Smart Growth Committee may want to address, relating to investment, is who maintains these lands.

Mayor Apgar recalled that the VCOG Smart Growth Committee had discussed transfer development rights or transfer of density and he wanted to know, other than JPAs, what are mechanisms for the sender and receiver to implement that.

Mr. Boles responded that it is not so much a mechanism as it is a resolve to make it work; i.e., a clear understanding that a certain area will receive development rights and there is the area that sends them; the major factors are the resolve to do it and agreement to do it.

Mayor Apgar inquired regarding Joint Emphasis [relationship] how do local governments jointly agree on what the rules are when areas surrounding existing communities are targeted either for development or for that community to grow into; he sought Mr. Boles' advice of what are the rules, what are the considerations that both the County and cities need to be thinking about, going through this process, to identify issues that could have long-term effects.

Mr. Boles said, "I can only make general observations; transfer development rights is not the only tool you have. I was hoping to leave you with a whole range of options for Map A." Mr. Boles pointed out that when the Committee starts working on Map B is when this becomes a big discussion point; regarding those areas local governments will have to make a joint decision what is/isn't going to be

developed. Further discussions ensued on transfer development rights; density; and the critical importance of all communities working together.

Mayor Apgar restated wanting to know what are the different boxes that the Committee needs to consider to develop their own set of rules.

Mr. Boles responded that the next step is development of tools and boxes in more depth; and he commented that this one will take some period of time. Then, the next task is to “flesh out” what they are, and how local governments use them; and how can they be applied. Mr. Boles remarked that how those actually apply as probably the most critical step of the process.

Chairman Northrup thanked Mr. Boles for coming and making a presentation.

Where do we go from here? – Chairman Northrup expressed a belief, after listening to the presentation, that one of the key elements in their whole program is the TDRs. He thought that is something the Committee really needs to start talking about what the possibilities/probabilities are; and come up with some ideas how to divide this up amongst all of them. Chairman Northrup stressed the key factor of this whole program is to make sure that everybody participates in this. He proclaimed that they are all going to have to work together and come up with a program for county land that will work for everybody. Chairman Northrup asked attendees, “What do you want to do?”

Candace Lankford recalled when Glen Storch did a presentation to the VCOG Smart Growth Committee that he emphasized why he thought rural land stewardship might work better. She suggested the dialog has to be TDR along with rural land stewardship; that the Committee has to look at both of those proposals as part of the tools.

Following discussions, Chairman Northrup announced, if there is a consensus, that maybe the VCOG Smart Growth Committee will tackle this topic at its next meeting. No objections were expressed.

Adjournment – The meeting adjourned at 5:24 PM.

Next Meeting Dates:

Monday, April 23, 2007 at 11:30 AM; VCOG Conference Room

VCOG Smart Growth “How Shall we Live in Volusia” Summit, June 16, 2007 at Embry Riddle
Aeronautical University