

# CHARTER REVIEW

## COMMISSION



### Members

Hyatt Brown  
Chair

Glenn Ritchey Sr.  
Vice Chair

Dr. T. Wayne Bailey

Frank Bruno Jr.

Frank Darden

Patricia Drago

Ambassador  
Stanley Escudero

Dr. Philip Fleuchaus

David Haas

Peter Heebner

James Morris

Patricia Northey

Glenn Ritchey Sr.

Derek Triplett

Mark Watts

Lisa Ford Williams

## CHARTER REVIEW SUBCOMMITTEE

DAYTONA BEACH INTERNATIONAL AIRPORT  
DENNIS R. MCGEE ROOM

Monday, January 25, 2016  
Noon

## A G E N D A

- I. Call to Order/Roll Call
- II. Approval of minutes of January 4, 2016  
[pages 2 – 21]
- III. Public Participation
- IV. Volusia Growth Management Commission (VGMC)
  - A. VGMC Personnel, Operations & Procedures (POP) Committee Report  
Speaker - Gerald Brandon, VGMC Vice-Chairman
  - B. 1986/1996 Final Reports regarding VGMC  
[pages 22 – 34]
  - C. Discussion
- V. Discussion of matters not on the agenda
- VI. Adjourn – set next subcommittee date/time

**CHARTER REVIEW COMMISSION SUBCOMMITTEE  
[VOLUSIA GROWTH MANAGEMENT COMMISSION]  
VOLUSIA COUNTY, FLORIDA**

**MINUTES OF THE MEETING OF  
JANUARY 4, 2016**

**CALL TO ORDER**

Subcommittee Chair Glenn Ritchey called the meeting to order at 12:10 p.m. in the Volusia Room at the Daytona Beach International Airport, 700 Catalina Drive, Daytona Beach, Florida.

**ROLL CALL**

Members present included Chair Glenn Ritchey Sr., Frank Bruno Jr., Patricia Drago, and Ambassador Stanley Escudero. Also present were Volusia Charter Review Commission Chair Hyatt Brown, County Attorney Dan Eckert, County Manager Jim Dinneen, Tammy Bong, Dona DeMarsh Butler, county support staff and members of the public.

**PUBLIC PARTICIPATION**

Chair Ritchey opened the floor to public participation regarding the Volusia Growth Management Commission and advised that no decisions would be made today.

Deanie Lowe, 1065 N. Halifax Drive, Ormond Beach, handed out a recommendation to the subcommittee (attached as Exhibit A). Ms. Lowe introduced Gerald Brandon, Volusia Growth Management Commission (VGMC) Vice-Chairman, and advised that neither could represent the VGMC officially as a meeting has not yet been held to discuss official recommendations. Ms. Lowe suggested that although many people have advised that the VGMC be abolished, there is a possibility that a ballot amendment would be again defeated. Ms. Lowe stated that she and Mr. Brandon have thoroughly reviewed the VGMC rules and believe that amendments to the rules could be made to assist with handling the discussed issues of party standing, and review time, although she concedes that she has yet to resolve the issue of appealing decisions to another body because of charter requirements. Ms. Lowe recommends that the subcommittee consider asking the Charter Review Commission to recommend the VGMC review their rules and propose amendments that will affect change with regards to the commonly discussed issues.

Chair Ritchey stated that questions asked of the speakers are not meant to be indicative of a position, but to help clarify information. Chair Ritchey asked Ms. Lowe a question regarding standing of persons who may have a business in one jurisdiction, but live in

another. Ms. Lowe responded that she believed they would have standing under the current rules. She advised that care must be taken with regards to standing changes and gave Consolidated Tomoka as a possible example that would cause issues.

Ambassador Escudero asked if Ms. Lowe expected the VGMC recommendations to be exclusively considered. Ms. Lowe responded that the VGMC rules could not be changed by the Charter Commission or a ballot amendment, but they would have to be recommended by the VGMC and approved by the county council and adopted by ordinance. Ambassador Escudero stated that rules could be ultimately changed by making a direct change to the charter. Ms. Lowe agreed that to be the case, but suggested that charter ballot amendments are not as widely advertised as general election issues. Ambassador Escudero stated that it is the responsibility of the subcommittee to consider all proposals considering that cities and business entities are the primary customer of the VGMC and most are requesting changes. Ambassador Escudero added that the subcommittee would certainly welcome proposals put forth by the VGMC themselves, but other recommendations should also be considered.

Mr. Bruno stated that he would be interested to know what the VGMC would recommend to the subcommittee. Ms. Lowe stated that the VGMC would consider a list of changes from the commission with regards to rule changes.

Ms. Drago stated that party standing is a very difficult issue with regards to placing limitations and any changes in regards to standing she will review very carefully. Ms. Drago noted that there had been no mention of thresholds to allow for better efficiency. Ms. Drago also stated that she felt that lack of appeal would be the case with or without the VGMC. Ms. Lowe responded that they had considered thresholds to be a part of the timeframe issue.

Clay Henderson, Stetson University Institute of Water and Environmental Resources. Mr. Henderson distributed a memo to the subcommittee showing differences between the VGMC and the Community Planning Act (CPA) (attached as Exhibit B). Mr. Henderson advised that there was no effort by the VGMC to make the rules compatible with the CPA. Under the VGMC rules, they have a 90 day timeframe to review a request, and the expedited review process by the CPA only takes about 75 days with planning and zoning done at the same time. Mr. Henderson reinforced that a better review of the rules is needed with regards to consistency with the CPA process. Mr. Henderson advised that rules changes with regards to de minimis should be considered and reminded that only one amendment passed ten years ago. Mr. Henderson stated that standing is a complicated constitutional issue and was one of the considerations when adopting consistency rules via the county council in 1987. He further advised that the standard for VGMC request for review by a citizen or group is a higher standard than claims made through the Department of Agriculture (DOA).

Ms. Drago stated that some believe that the streamlining at the state level was a reaction to a different political direction and suggested that the state review of projects is minimal. Mr. Henderson agreed that there is very little state oversight and rare for the

state to issue comments. Mr. Henderson also advised that the state does not really care about local inconsistencies between comprehensive plans. Ms. Drago stated that she believes it is important to retain any benefit for the county that the VGMC offers. Mr. Henderson stated that the VGMC process has helped parties avoid the DOA process which is an expensive and complicated endeavor.

Ambassador Escudero wondered if the threat of a hearing before the VGMC is sufficient to get parties to reach a compromise, would not the same be true for the state process. Mr. Henderson stated that it is a function of different types of processes and once you get into the DOA process it becomes harder to reach an agreement as timeframes are very structured and parties are generally in a litigation posture.

Chair Ritchey asked about the timing issue and adding another layer of bureaucracy and whether changes could be made to allow parallel processes to take place in order to expedite the VGMC process. Mr. Henderson responded that timeframes need to be similar to what would be done for adopting comprehensive plans. Mr. Henderson also mentioned that re-zoning and comprehensive plan changes can be done at the same time as well as standing requests.

James Morris, Volusia Charter Review Commission Member, asked for permission to ask a question to Clay Henderson. He stated that the standard for appeal is not clearly spelled out and that ordinarily the next step would be to a circuit court. Mr. Morris stated that he would not like to see an appeal go to another entity, but rather to a circuit court and he considers a fourth issue to be the budgetary process. Mr. Morris asked Mr. Henderson to comment regarding creating standards to allow the appeal to go to the circuit court. He also suggested that rule changes should not be made in an effort to avoid changes to the charter. Mr. Henderson responded that review is by certiorari. Mr. Morris stated that appeals should be clearly spelled out. County Attorney Dan Eckert added that the charter states that the review is done by certiorari. Mr. Henderson suggested that the VGMC is a quasi-judicial body and evidence must be weighed.

Joe Yarborough, City Manager of South Daytona, reminded the subcommittee that ten years ago the ballot amendment relating to the VGMC was only one of many amendments which was addressing a variety of issues including raises and schools. Most amendments were defeated. He stated that around the same time a group was formed to look at VGMC rule changes. None of the suggested changes were adopted by the VGMC. Mr. Yarborough stated that there is an issue with taking the sovereignty of elected positions and giving them to an appointed non-elected board to make final decisions and felt that this was circumventing local elected and popular votes. Scott Simpson, Attorney for South Daytona, has submitted suggested amendments (attached as Exhibit C). Mr. Yarborough felt that if changes only go to the county council, in five years it could all be changed again.

Mr. Bruno reinforced the fact that rules changes done by the council could be changed again in the future. He asked Mr. Yarborough if he were interested in doing more of a presentation on behalf of the Volusia Management Association as he had only had



three minutes in this, and in past meetings. Mr. Yarborough responded that he would do so if the subcommittee thought it would help.

Ambassador Escudero agreed with the majority of the cities in that it is wrong to create a quasi-judicial body that is not accountable to an elected body and that he would consider a recommendation for an appeals process to the county council. Ambassador Escudero asked if the VGMC was created purposefully as a quasi-judicial body without accountability. Mr. Yarborough advised that all cities have advisory boards, but they do not relegate final decision authority to those boards. He suggested that the screening process can be an issue for these citizen bodies and he could not remember a time when the VGMC has been a mediator between two public entities.

Mr. Bruno stated that annexation was the impetus for creating the VGMC. Mr. Eckert stated that it was not just annexations, but also comprehensive plan changes.

Chair Ritchey asked Mr. Yarborough to provide detailed information in a future meeting regarding positions and recommendations by cities. Mr. Yarborough responded that a list of resolutions had already been provided, but ballot recommendation language may be difficult to provide as a consensus between the cities would be needed. He stated that two of the largest cities have stated that it should be abolished.

Chair Ritchey asked that Mr. Yarborough be placed on the next agenda.

Mr. Brandon asked to address a couple of the issues presented. First, he stated that in 2008-2009 the VGMC held a series of open sessions for citizens and group, only seven cities at the time were in favor of making changes as suggested by Mr. Simpson. Second, members are appointed by each jurisdiction and the jurisdiction is responsible to review their appointees and elected officials cannot sit on the VGMC as they are not able to hold a dual office.

Mr. Simpson responded that the rules as Mr. Brandon stated were not all his suggestions but they came from multiple sources. Mr. Simpson stated that it was important for everyone to understand the land development process and asked what role the VGMC holds. Mr. Simpson suggested that if there is no dispute among local governments, the VGMC should not have to get involved. Mr. Simpson does not believe there is a constitutional issue of standing for an organization that is not required to exist and that the only parties that could petition for a hearing should be local governments who have comprehensive plans. Mr. Simpson added that it is too easy for VGMC board members to include personal feelings about a project when considering their decisions regarding consistency. Local governments should have discretion regarding their comprehensive plan decisions. Mr. Simpson stated that he heard what Ms. Drago said regarding concern about the state not doing a good job of reviewing projects and that the VGMC needs to fill that function. Ms. Drago responded that he was not accurate with her statement and that she said that if there is a benefit to be derived from the VGMC that many believe that we cannot rely on the state process to provide the external review so consistency may or may not be resolved by that review. Mr. Simpson

stated that Mr. Henderson was quoted as stating that the VGMC provides the opportunity for independent review for complicated land use cases. Mr. Simpson stated that this is where he loses grasp about the purpose of the VGMC. He further states that rule changes will not be effective as there is an interpretation by the VGMC that they must review every comprehensive plan amendment. The VGMC has cost \$2.6 million dollars over ten years with only 26 cases that have gone to hearing and with most money being spent on reviewing 600 applications.

Ambassador Escudero stated that Mr. Simpson's position is that the VGMC should focus almost entirely on issues of consistency and that the powers of the VGMC have been expanded over the years. He asked Mr. Simpson if the commission were to recommend removal of the charter language that allowed for the VGMC to review other items as deemed necessary, would that be adequate to address the issue of focusing the VGMC to cases of consistency. Mr. Simpson does not believe that eliminating that language would solve the issues entirely, but additional language is necessary and has been suggested.

## **VOLUSIA GROWTH MANAGEMENT COMMISSION DISCUSSION**

Chair Ritchey advised that he would now open the floor to discussion from the subcommittee.

Mr. Bruno asked Mr. Brandon when their next meeting would be so they could bring back recommendations regarding all of the issues mentioned today and in previous charter commission meetings. Mr. Brandon responded that the personnel and operating procedures committee was chaired by himself and he could call a meeting at any time as long as there was time to notice it publicly. The regular commission meeting is scheduled for January 27, 2016. Mr. Bruno stated that he would like to know what rule changes the VGMC would consider. He also stated that if rule changes were recommended by the VGMC, at least the elected county council would have final authority of the adoption of those rules.

Ms. Drago stated that issues included weighted vote, standing, budget, appeals, appointments, thresholds, and charter language of other duties as necessary. She wondered how many times the additional duties clause has been used by the VGMC as well as how many VGMC appointees have been rescinded over time. Ms. Drago also stated that the VGMC has a use with regards to school planning, utilities, and infrastructure and that all of these items need to be weighed into the subcommittee's consideration.

Ambassador Escudero commented that many people believe that the VGMC plays a valuable role. He stated that there are three counties in Florida with a similar organization and suggested that if it were such a good idea that it should be duplicated in all sixty-seven counties. Ambassador Escudero stated that he was not sure that the VGMC is needed at all, or at least in its present form.

## **DISCUSSION OF MATTERS NOT ON THE AGENDA**

Charter Commission Chair Hyatt Brown asked Mr. Eckert if rule changes presented to the council would take a two-thirds majority vote before becoming effective. Mr. Eckert confirmed that to be correct. Chair Brown asked if Mr. Henderson assisted with drafting charter section 202.3. Mr. Henderson advised that he did not, it was a committee. Chair Brown read section 202.3 aloud to the group. Chair Brown added that Wayne Bailey had previously stated the original intent of the VGMC was to resolve alleged inconsistencies between the cities and the county.

Mr. Henderson advised that he believed there was an annotation for this section done when the VGMC language was created in 1986.

Chair Brown stated that there is an inconsistency between what the VGMC was supposed to do, and what it is actually doing today. He suggested that whoever wrote section 202.3 either wanted it that way, or did not write it very well initially and that the original intent is still in question.

Dona DeMarsh Butler stated that staff would find the report from when the charter was amended and provide it to the commission.

Chair Ritchey thanked all for coming and spoke about opportunities for growth in Volusia. He asked whether the VGMC is something that will encourage growth or is it outdated. He advised that he did not know how many additional subcommittee meetings there will be as he was unsure as to the number of additional stakeholder's recommendations that the group would need to consider.

Mr. Lowe asked for direction from the group for the VGMC and items they should consider.

Mr. Bruno advised that the VGMC already has a list of issues as presented.

Ms. Drago stated that the group has not discussed what items have fallen under the broader category of other duties of the VGMC.

Ms. Lowe provided a short list of other operational duties.

Chair Ritchey advised that he did not want to ask the VGMC when there are other stakeholders with recommendations to consider.

Mr. Eckert provided comments regarding the charge of the subcommittee and its responsibility to provide recommendations to the Charter Review Commission as a whole and allow that body to make requests of the VGMC regarding rules changes.

Ambassador Escudero stated that it is the subcommittee's broad charge to make recommended changes to the full charter commission and that it cannot be done without hearing from other stakeholders. He advised that the group could ask the VGMC to offer any changes that are willing to make and the subcommittee could consider those in their recommendations.

Chair Brown advised that the VGMC has made an offer, and the group should take them up on the offer of rule modifications.

Ms. Lowe advised that rule changes would take a majority of their weighted votes.

Chair Ritchey had concerns that the group is giving the VGMC a charge with expectations attached.

Ambassador Escudero moved to request the VGMC provide the subcommittee with rules changes they would be willing to accept for consideration with further review to the Charter Review Commission. Mr. Bruno seconded the motion and requested that recommendations made at the December 14, 2015 meeting as well as issues presented today be included.

Ms. Lowe asked that if this request needed to be made by the full Charter Review commission.

Mr. Eckert stated that the subcommittee welcomed their input, but it is not in substitution of any charter proposal.

Chair Brown stated that the group welcomes their recommendations, whatever they are.

Chair Ritchey asked for the motion to be read back to the group. He requested that the language in the motion be changed from "request the VGMC to provide" to "welcome the VGMC to provide". Ambassador Escudero agreed to the requested change. A vote was taken and the motion passed unanimously.

## **ADJOURNMENT**

There being no further business for discussion, the meeting was adjourned at 1:37 p.m. The next meeting date is to be determined, and will be discussed during the Charter Review Commission meeting on January 11, 2016.

## EXHIBIT A

Deanie Lowe Handout

To: Volusia County Charter Review Commission Subcommittee  
From: Deanie Lowe  
Date: January 4, 2016

Jerry Brandon also is here, to respond to questions. He has alternately served as Chairman and Vice Chairman of the Volusia Growth Management Commission off and on for the past 23 years.

Neither of us can represent the VGMC, as a whole, because of the Sunshine Law. Jerry has not had the opportunity to meet with and discuss the issues with the VGMC membership, and I have been careful not to speak to other VGMC members, to avoid being perceived as a conduit. So, please keep in mind that Jerry and I speak today only as individuals.

Several people have suggested to you that abolishment of the VGMC should be placed on the ballot. However, we believe that the majority of those who have expressed opinions have recognized that such an amendment has a strong likelihood of failing, resulting in no solutions to perceived problems being achieved. Therefore, perhaps it would be better to try to improve matters through amendments to the VGMC's rules of procedure.

Jerry and I have put in many hours over the past couple of months, researching possibilities along these lines. We believe the primary complaints that have been brought to you concern the issues of:

#1 - "Standing"

#2 - Time involved with review and approval of applications

#3 - Lack of procedure for appeal, other than through the court system.

During our research, we have identified areas of the VGMC rules that could be modified, regarding standing and expediting the process. To date, we have not been able to find a feasible avenue for an appeal at the local level, because the Charter specifically states that the consistency of the comp plans/amendments being submitted must be determined by the VGMC. However, there could be a way to shorten the time period between original submission and resubmission of an application, to serve as a second opportunity before resorting to the courts.

We are here today to suggest that your committee recommend to the full Charter Review Commission that, at its meeting on January 11, the Commission formally ask the VGMC to consider proposing rule amendments to address issues that have been raised. Jerry could then call a meeting of the VGMC's Personnel, Operations and Procedures Committee, which could bring a proposal to the full VGMC membership, possibly at a January 27 meeting.

If the full VGMC approves such amendments, they could be brought to the Charter Review Commission, for its review and endorsement. Should the CRC recommend changes, the VGMC could consider making those, prior to taking the changes to the County Council for adoption. This process conceivably could be accomplished before the Charter Review Commission's May deadline and could be part of the CRC's report on matters that do not require a vote by the electorate.

## EXHIBIT B

### Clay Henderson Handout

To: CRC growth management subcommittee

From: Clay Henderson: Stetson Institute for Water and Environmental Resilience

Re: Volusia Growth Management Commission

December 31, 2015

At your December 14, 2015 Charter Review Commission meeting, we presented a white paper on the Volusia Growth Management Commission (VGMC). Chairman Brown asked series of questions relating to a comparison of the requirements of the Growth Management Act (1985) and the Community Planning Act (2011) as they relate to the local obligations under Sec. 202.3 of the Volusia County Home Rule Charter which established the VGMC.

As previously noted the VGMC was established by Sec. 202.3 Volusia County Charter upon recommendation of the Charter Review Commission to refine the concept of “consistency” under the Growth Management Act (Chapter 85-55 Laws of Florida). “Consistency” was a major requirement of the Act defined as internal consistency between elements of a comprehensive plan, consistency between state, regional, and local government comprehensive plans, and consistency between a comprehensive plan and land development regulations and orders. Members of the 1985-86 CRC were concerned that the Act did not spell out means to achieve “consistency” among the county and various local governments within the county. The VGMC was proposed as a means to create a “level playing field” amongst the county and local governments for consistency review of comprehensive plans. Their concern was that a city or county could establish levels of service for capital improvements or increase densities or intensities in land use which would have an adverse effect on an adjacent jurisdiction. There was also a concern that cities with aggressive annexation policies could essentially invite landowners to annex by lowering planning standards. Materials provided by the VGMC staff show that most of the VGMC hearings over life of the commission have been for these reasons.

Between 1985 and 2011, the Growth Management Act regulated all local government comprehensive plans. The Act spelled out required elements of a comprehensive plan and required levels of service, capital improvement funding, and requirements for concurrency for a range of infrastructure. Comprehensive Plans could only be amended twice per year and all plan amendments including “small scale” amendments were required to go through compliance review and approval by the Florida Department of Community Affairs. Local governments, applicants, and affected persons also had the right to review compliance determinations by an Administrative Law Judge. Under this process, the average time for approval of a comprehensive plan amendment was 18 months and also true that several comprehensive plan amendments in Volusia County took several years to achieve compliance at the state level.

The Volusia County Council adopted the consistency rules for the VGMC in 1987 as Ord. No. 87-24. These rules were designed to fit within the requirements and timeline of compliance review under the Growth Management Act. Because all comprehensive plan amendments required compliance review by DCA, all amendments were required to be reviewed by the



VGMC. The review by the VGMC staff generally took place during the same time frame as compliance review by the DCA staff in Tallahassee. With few exceptions, compliance review by the state was a longer process than VGMC review.

One of the impacts of “great recession” was the Florida Legislature’s review of the process of growth management in order to streamline the process. In 2011, the Legislature passed the Community Planning Act (Chapter 2011-139 Laws of Florida) which substantially re-wrote the process of growth management. Key provisions of the new law were the elimination of the Department of Community Affairs, repeal of Rule 9J-5, limitation of the scope of state review, elimination of the twice per year amendment requirement, and creation of a new “expedited review” and “coordinated state review” process. Under the new expedited process, state agencies have only 30 days to review a plan amendment and their review is limited to specific issues of statewide concern. Another change in the law authorizes zoning approval to run concurrent with plan approval also as a means of streamlining the process. Under the new law a comprehensive plan amendment can be filed, processed and approved within 75 days. Attached to this memo are “flow charts” prepared by DEO which illustrate the new process for comprehensive plan review.

While the new law made sweeping changes, there are still fundamental aspects of growth management that remain. All units of local government are required to adopt comprehensive plans and those plans as well as land development regulations and development orders must be consistent with the plan. Other key concepts such as data and analysis requirements, levels of service standards, compatibility, suitability, intergovernmental cooperation, and concurrency remain. Perhaps most important to this discussion is that a broadly defined “affected person” may still challenge a comprehensive plan amendment through an administrative hearing.

Consistency, compatibility, and intergovernmental cooperation remain key concepts of growth management. Key provisions of the Community Planning Act provide:

The several elements of the comprehensive plan shall be consistent. Sec. 163.3177(2), Fla. Stat.

Future Land Use plans shall “Provide for the compatibility of adjacent land uses,” Sec. 163.3177 (6)(a)2.g, Fla. Stat.

Intergovernmental cooperation elements “....must demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require,” Sec. 163.3177 (6)(a) 2.h.1, Fla. Stat.

The intergovernmental coordination element shall provide for a dispute resolution process, as established pursuant to s. 186.509, for bringing intergovernmental disputes to closure in a timely manner. Sec. 163.3177(6)(a) 2.h.1.b, Fla. Stat.

The adoption of the Community Planning Act does not eliminate the need for a VGMC but it does provide an opportunity to review the consistency rules to make sure they are consistent with the new process. In other words, the consistency rules of the VGMC are still designed under the process of the Growth Management Act and should be more closely conformed to the process of the Community Planning Act. Nevertheless, the VGMC remains an opportunity for complex, complicated, or controversial plan amendments to resolve differences and avoid far more costs of an administrative hearing. VGMC provides a neutral third party review and forces early discussion and collaboration when there is a conflict. It gives the county, neighboring cities, and substantially affected persons the opportunity to reign in an overly aggressive applicant or city with its own agenda. Because no one city or the county controls the process it forces parties to seek agreement.

The following are provisions of the consistency rules which could be considered for revision in light of the requirements of the Community Planning Act:

Sec. 90-30 uses the term "Large scale comprehensive plan amendment" which is no longer applicable. The new law refers to small scale amendments, expedited review, and coordinated state review.

Sec. 90-34 requires all comprehensive plan amendments be reviewed for consistency and a certificate of consistency is required to be issued in order for a comprehensive plan to be deemed effective. Rather than reviewing all comprehensive plans, the consistency rules could be amended to deem certain amendments as consistent. At the very least, small scale amendments could be deleted from this requirement. Further, the council and VGMC could deem other amendments slated for expedited review as consistent. For instance, applications for map amendments of 30 acres or less, or applications that did not increase residential density or overall intensity could be deemed consistent. If indeed, the real concern is recruitment of economic opportunity projects, then certain areas within the county could be planned for economic development in advance and these areas could be deemed consistent. The precedent for this is the Rural Areas of Critical Economic Concern which have long been available for "fast track" review. The Community Planning Act also encourages interlocal agreements for joint planning areas. By the same token, the VGMC could be required to review all land use changes associated with the coordinated state process and amendments to newly annexed lands which increase density or intensity. The latter would be consistent with Volusia County's other unique charter revision which requires review for school concurrency for land use amendments which increase residential density.

Sec. 90-35(f) requires determination by the VGMC within 90 days. The timelines within the rules could be trued up to conform to the requirements of the Community Planning Act.

Sec. 90-37 sets forth standards for determining "consistency." These standards could be revised to more closely track requirements of the Community Planning Act to include criteria for "suitability," "compatibility of adjacent uses," or factors which contribute to "urban sprawl."

At the last CRC meeting there was significant discussion about citizen intervention in the process. The VGMC consistency rules provide: "Any substantially affected or aggrieved party shall have a right pursuant to the Volusia Growth Management Commission Comprehensive Plan Consistency Certification Rules to petition for a public hearing on the application." The

rules do not define “substantially affected or aggrieved party” but that has been interpreted by legal staff and the commission as the Renard standard as defined by the Florida Supreme Court. *Renard v. Dade County* 261 So.2d 832 (1972). Therein, the court found:

An aggrieved or adversely affected person having standing to sue is a person who has a legally recognizable interest which is or will be affected by the action of the zoning authority in question. The interest may be one shared in common with a number of other members of the community as where an entire neighborhood is affected, but not every resident and property owner of a municipality can, as a general rule, claim such an interest. An individual having standing must have a definite interest exceeding the general interest in community good share in common with all citizens.

The Renard standard is a higher threshold than the right of an “affected person” to challenge a comprehensive plan amendment through the Division of Administrative Hearings. Sec. 163.3184(1)(a) Fla. Stat. defines an affected person as follows”:

“Affected person” includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

Citizen standing has been a core principle of growth management since the original Growth Management Act and survives under the Community Planning Act. An “affected person,” which includes a local government, may challenge a comprehensive plan amendment through the Division of Administrative Hearings. As noted in the previous memo, the VGMC process has been used in several controversial comprehensive plan cases to correct deficiencies in a plan and/or reach agreement with substantially affected parties.

We continue to maintain that the VGMC has stood the test of time by improving the quality of comprehensive planning in our community. It is a good working example of intergovernmental cooperation and provides substantially affected citizens the opportunity to address planning conflicts locally rather than through the state administrative procedure process. The items set forth above are examples of how the current VGMC process could be tweaked through the consistency rules without the necessity of amendment to the Volusia County Charter.

As requested by Chairman Brown, I intend to be present at the subcommittee meeting on Monday to help address any of these issues.

**Clay Henderson**

Executive Director

Institute for Water and Environmental Resilience

Stetson University

421 North Woodland Blvd Unit 8262

Sage Hall Room 212

DeLand, Florida 32723

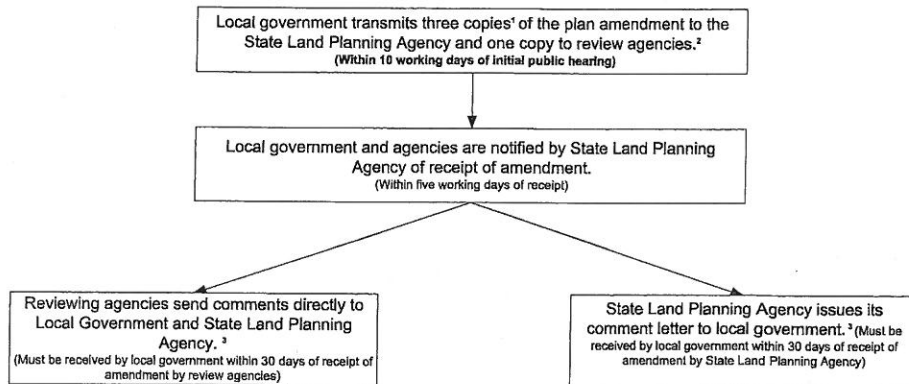
386.822.7961

[clay.henderson@stetson.edu](mailto:clay.henderson@stetson.edu)

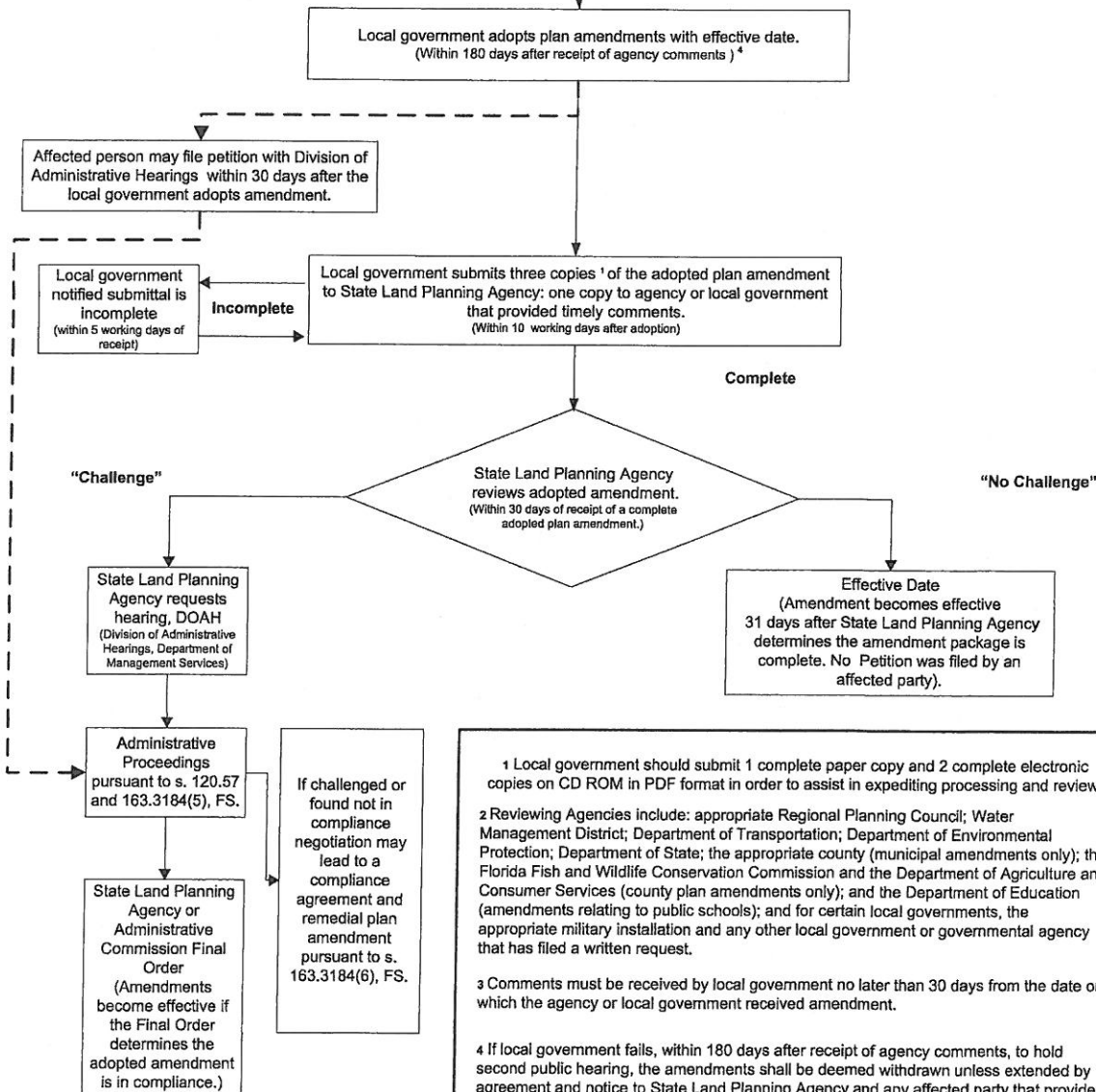
<http://www.stetson.edu/other/water-environmental-resilience/index.php>

# Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes

## Proposed Phase



## Adopted Phase



<sup>1</sup> Local government should submit 1 complete paper copy and 2 complete electronic copies on CD ROM in PDF format in order to assist in expediting processing and review.

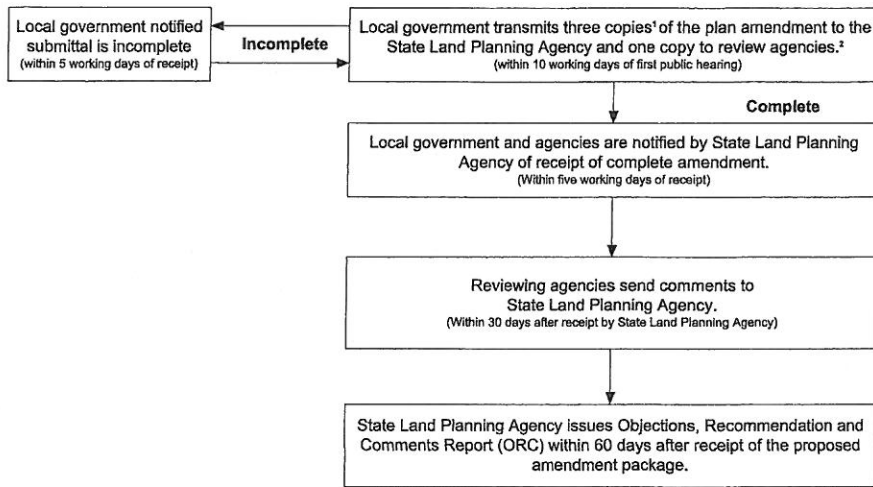
<sup>2</sup> Reviewing Agencies include: appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

<sup>3</sup> Comments must be received by local government no later than 30 days from the date on which the agency or local government received amendment.

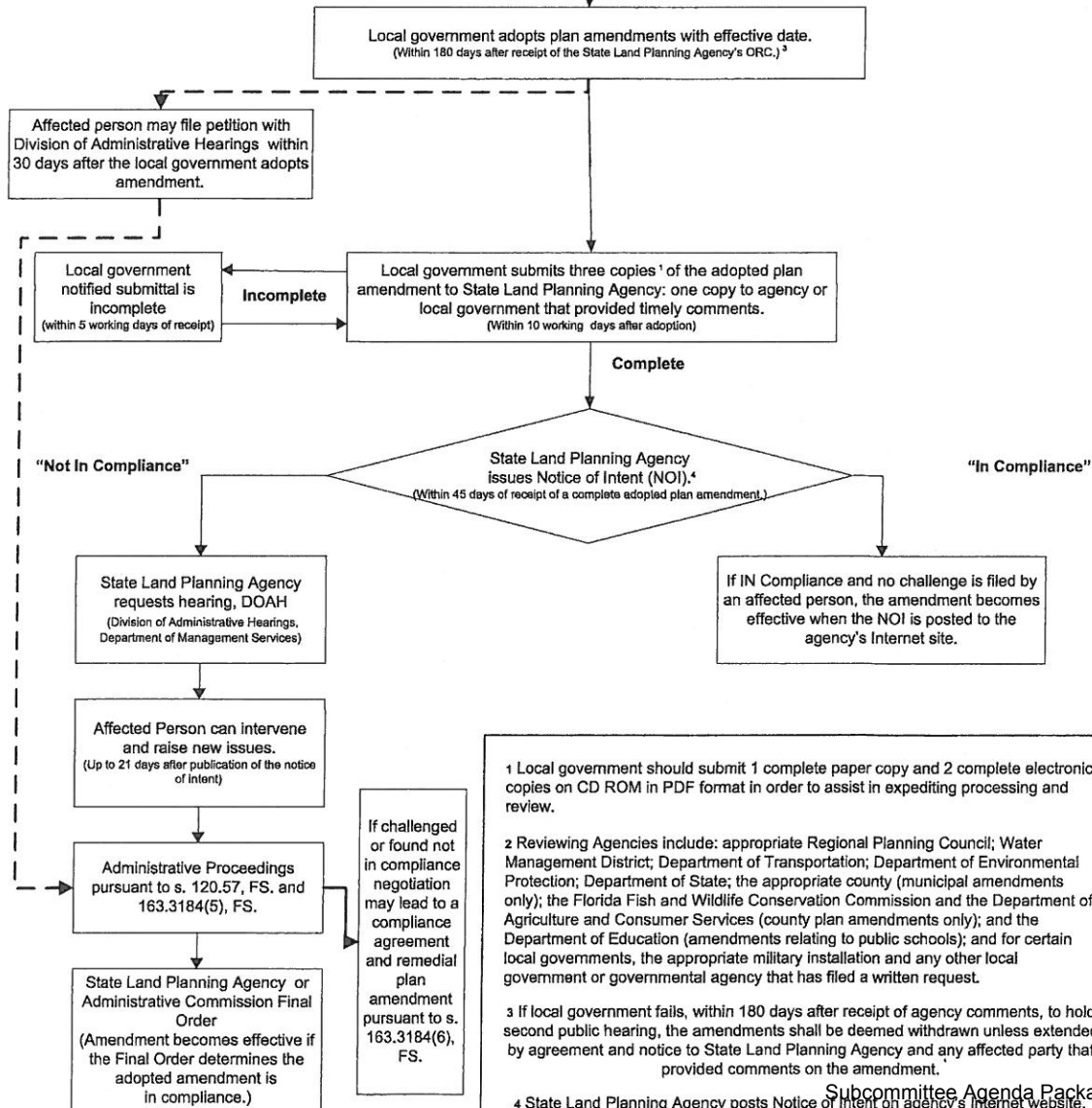
<sup>4</sup> If local government fails, within 180 days after receipt of agency comments, to hold second public hearing, the amendments shall be deemed withdrawn unless extended by agreement and notice to State Land Planning Agency and any affected party that provided comments on the amendment.

# State Coordinated Review Amendment Process Section 163.3184(4) and (5), Florida Statutes

## Proposed Phase



## Adopted Phase



<sup>1</sup> Local government should submit 1 complete paper copy and 2 complete electronic copies on CD ROM in PDF format in order to assist in expediting processing and review.

<sup>2</sup> Reviewing Agencies include: appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

<sup>3</sup> If local government fails, within 180 days after receipt of agency comments, to hold second public hearing, the amendments shall be deemed withdrawn unless extended by agreement and notice to State Land Planning Agency and any affected party that provided comments on the amendment.

<sup>4</sup> State Land Planning Agency posts Notice of Intent on agency's Internet website.

## EXHIBIT C

### Scott Simpson Correspondence

**From:** Dona DeMarsh Butler <ddemarshbutler@volusia.org>  
**To:** VCCharterReview@volusia.org, CABrown@volusia.org, TBong@volusia.org  
**Date:** 1/4/2016 7:29 PM  
**Subject:** Fwd: VGMC Talking Points

Sent from my iPhone

Begin forwarded message:

> From: "Scott Simpson" <scott.scottsimpsonlaw@gmail.com>  
 > Date: January 4, 2016 at 6:39:26 PM EST  
 > To: "Dona DeMarsh Butler" <DDeMarshButler@volusia.org>  
 > Subject: Fwd: VGMC Talking Points

>

>

> ----- Forwarded message -----

> From: Scott Simpson <scott.scottsimpsonlaw@gmail.com>  
 > Date: Thu, Dec 17, 2015 at 9:18 AM  
 > Subject: VGMC Talking Points  
 > To: ksharples@ceobusinessalliance.com, Joe Yarbrough <jyarbrough@southdaytona.org>

>

>

> Kent:

>

> Below are some thoughts regarding the VGMC:

>

> 1) VGMC violates local government sovereignty. What does that actually mean? Reference to sovereignty means that elected officials are responsible for establishing laws and policies and those decisions should not be overturned unless the elected officials clearly abuse their discretion. A comp plan is a policy determination regarding growth management within that community. As a policy decision it should be afforded the substantial discretion afforded other policy decisions. Just so you understand the comp plan policies are implemented by land development regulations. When the local government applies the land development regulations to individual properties the courts have said that the local government is no longer establishing policy but is applying the policy to a particular set of facts. The local government is acting like a judge and therefore the reference to "quasi-judicial" hearings. In quasi-judicial hearings, such as rezoning, special exceptions, variances, site plan approval, etc., the local government does not have discretion any more and must support the decision by substantial competent evidence. In summary, when a local government sets policy there is substantial discretion, but when the local government applies the policy that was set, then there is no discretion and the decision must be supported by evidence. The VGMC reviews the comp plan, which is a policy decision, but the VGMC rules requires the adopting local government to show that there is consistency by substantial competent evidence. This applies quasi-judicial standards to a policy decision. By allowing an appointed board to invalidate policy determinations of elected officials absent a showing of substantial competent evidence to support that policy is violating the sovereignty of the local government and elected officials.

>

> 2) What is the role of the VGMC? Is it s forum for the local governments to resolve disputes between comp plans? That is what the primary purpose says. This is also clear when people talk about why the VGMC was created. However the perception of the VGMC jurisdiction is obviously viewed by many to be broader. Look at the statements from various individuals, including Clay, representatives on the Board and members of environmental groups. Clay was quoted in the paper as saying "This is the only opportunity for an independent third-party review of a comp plan amendment in a complicated case." First of all that is not a true statement as the State reviews comp plan amendments. Secondly, and more importantly, is this really the purpose and role of the VGMC? It is clear the public views the VGMC as a forum to raise objections by the public with a comp plan amendment. In my opinion this is the result of



allowing the public to file objections to comp plans with the VGMC.

>

> 3) Not all issues can be resolved by changes in VGMC rules. The Charter states that the VGMC has the duty to determine consistency. The VGMC has interpreted this to require the VGMC, or at least its staff, to review every comp plan submitted. I would think that it would be defensible to state that if there are no local government objections then the amendment is deemed consistent thereby eliminating the review of every comp plan. However, I cannot say that the interpretation requiring a review of every comp plan is wrong. There is also the catch-all provision that allows the VGMC to perform other duties it deems necessary. I think the intent of this provision was to allow the VGMC to perform other duties as necessary to do the primary duty, ie. comp plan consistency. The additional duties should be related to determining consistency, but unfortunately the charter is not worded that way and this provision could be interpreted broadly.

>

> 4) Although this is ultimately a decision for either the Charter Review Committee or the County, we need to give some thought to a ballot title and ballot summary. The ballot title is limited to 15 words and the ballot summary is limited to 75 words. The ballot summary is the chief purpose of the measure. It does not have to include every change and can be worded in a way that is slanted. Obviously this cannot be done until the actual wording is finalized. However I think we should be giving some thought to how the question will be presented on the ballot when we are proposing changes to the Charter..

>

> 5) I have been thinking about some of the language that has been proposed. The language about requiring qualified people to serve may make this issue more antagonistic than it already is as we are basically saying that some of the board members are not qualified to serve. Also, it is difficult for some local governments to find volunteers and people identified as qualified may not want to serve as if they may appear before the VGMC. Secondly we are proposing to put in the charter that the members must do certain reporting back to the appointing local government. Although I understand what we are trying to accomplish, these are really issues for the appointing governmental entity. Each local government could establish qualifications for appointees and reporting requirements. I think the less we change in the charter the better chance of approval. Just a personal opinion.

>

>

>

> --

> Scott E. Simpson

> 595 West Granada Blvd., Suite A

> Ormond Beach, FL 32174

> Telephone - (386) 677-3431

> Facsimilie - (386) 673-0748

> scott.scottsimpsonlaw@gmail.com

>

>

>

>

>

> --

> Scott E. Simpson

> 595 West Granada Blvd., Suite A

> Ormond Beach, FL 32174

> Telephone - (386) 677-3431

> Facsimilie - (386) 673-0748

> scott.scottsimpsonlaw@gmail.com

>

>

The Volusia County

# CHARTER REVIEW COMMISSION



SEPTEMBER 1986

Subcommittee Agenda Package Page 22  
01/14/2016

*Final Report*

## V. GROWTH MANAGEMENT COMMITTEE

In consideration of the rapid growth of Volusia County in recent years and of the implications of the 1985 Florida Growth Management Act, the 1985-86 Charter Review Commission agreed that growth management should be a top priority among its objectives. Accordingly, the Growth Management Committee was formed to investigate and evaluate the general concept of growth management in the County.

Before reaching its conclusions and recommendations, the Committee obtained and evaluated information from a variety of sources. An initial meeting with Volusia cities directed the Committee's attention towards an intergovernmental body with strengthened authority to aid growth management, potential reserve areas for annexation, and minimum standards in specific regulatory areas. During a visit to Broward County in March 1986, the Committee was given a chance to evaluate a workable program for cooperative comprehensive planning. Later, an overview of the 1985 Growth Management Act was presented by Don Sikorski, County Planning and Zoning Director, in order to give the Committee insight into the complexity of the legislation. Several meetings with representatives of organized groups such as agriculture, business, tourism, the Municipal Services Districts, League of Women Voters, and Volusia County Association for Responsible Development gave the Committee an impression that the growth issue is of concern to the general community. Below, a complete list of

the Committee's meetings with dates, places, and abbreviated purposes is included for public information:

<u>DATE</u>	<u>PLACE</u>	<u>PURPOSE</u>
Feb. 6, 1986	Communications Center Indian Lake Road Daytona Beach	Determination of Committee's scope of work and ways to accomplish work goals.
Feb. 25, 1986	Law Offices of Cobb & Cole Daytona Beach	Discussion with the municipalities to determine their views concerning potential Charter changes in the area of growth management.
March 4, 1986	Broward County Governmental Center Ft. Lauderdale	Meeting with Broward County Planning Staff and Planning Council Staff; meeting with Attorneys representing development interests in the County; meeting with City Planning officials.
March 12, 1986	Law Offices of Cobb & Cole Daytona Beach	Discussion with Jonathan Kaney regarding growth management; discussion with Dick Moores regarding growth management.
March 26, 1986	Communications Center Indian Lake Road Daytona Beach	Discussion with David Richmond, Volusia County Business Development Corporation; Allen Watts, Daytona Beach Chamber of Commerce; Dal Ritchey, DeLand Chamber of Commerce; and Bob Maxwell, Deltona Chamber of Commerce regarding Growth Management.

DATE	PLACE	PURPOSE
April 2, 1986	Law Offices of Cobb & Cole Daytona Beach	Discussion with County Municipal Services Districts Advisory Board Chair- ment; discussion with members of the Volusia County Association for Responsible Develop- ment; discussion with Volusia Manufacturers Association represen- tatives.
April 7, 1986	County Council Chambers DeLand	Discussion with munic- ipalities regarding growth and water management.
May 12, 1986	Communications Center Indian Lake Road Daytona Beach	Discussion of Growth Management Amendment to County Charter; presentation by Thomas C. Kelly, County Manager.
May 29, 1986	Brown Derby Restaurant Daytona Beach	Discussion with munic- ipalities regarding growth management proposals.
June 5, 1986	Communications Center Indian Lake Road Daytona Beach	Discussion with members of the public regarding growth Management.
June 11, 1986	Law Offices of Cobb & Cole Daytona Beach	Workshop regarding growth management proposals.
June 18, 1986	Communications Center Indian Lake Road Daytona Beach	Workshop regarding growth management proposals.
June 25, 1986	Communications Center Indian Lake Road Daytona Beach	Workshop regarding growth management proposals.

As a result of the information received during its review,  
the Growth Management Committee has assembled proposals affecting



A-7 Add Section 202.3 as follows:

Section 202.3. Volusia Growth Management Commission.

There is hereby created the Volusia Growth Management Commission (hereafter Commission). The Commission shall have the power and the duty to determine the consistency of the municipalities' and the County's comprehensive plans and any amendments thereto with each other. The Commission may perform such other directly related duties as the Commission from time to time deems necessary.

The determination by the Commission shall be binding on the submitting government. No plan, element of a plan, or amendment of a plan adopted after the date this Article becomes law shall be valid or effective unless and until such plan, element of a plan, or amendment has been reviewed by the Commission and has been certified as consistent. The review of any such determination of the Commission shall be by certiorari.

The Commission shall be composed of voting and non-voting members. There shall be one voting member from each municipality within the County and five voting members from the unincorporated area of the County. The appointment of each voting representative shall be made by the governing body of each respective jurisdiction effective February 1, 1987. The Volusia County School Board, the St. Johns River Water Management District, and the Volusia County Business Development Corporation shall each designate one non-voting member to serve on the Commission effective February 1, 1987. The term of office of the Commission members shall be fixed by the Rules of Procedures of the Commission but shall not exceed four years.

Each voting member shall have a weighted vote. Each municipality represented shall have a vote equal to the percentage of its population with the overall county population. The unincorporated area representatives' combined vote shall not exceed the percentage of the unincorporated area's population with the overall county's population, and the individual vote of each unincorporated area representative shall be

equal to the other. The determination of the weight of each vote shall be determined annually.

The Commission shall hold an organizational meeting on or before March 1, 1987. The Commission shall then, within one hundred twenty days from the date of the organizational meeting, develop rules of procedure for the Commission's consistency review and the manner in which this Article is to be enforced. Such rules of procedures shall be adopted by ordinance by the full Council and can only be amended or rejected by a two-thirds vote of the Council. Should the Commission fail to develop these rules of procedure within the one hundred twenty day period, the Council shall have the authority to adopt such Rules of Procedures as it deems necessary.

The Commission, by a two-thirds vote, shall adopt an annual budget which may provide for independent staff and which shall be funded by the County. The budget may be amended upon two-thirds vote of the full Council.

The corresponding Annotations for this Amendment, The Growth Management Commission, can be found in Appendix C of this Report.

## EXHIBIT C

### ANNOTATIONS TO PROPOSED SECTION 202.3 VOLUSIA GROWTH MANAGEMENT COMMISSION

The intent of the first paragraph is that a Commission shall be formed for the purpose of reviewing the comprehensive plans of the county and all municipalities within the county and any amendments thereto. Such review shall be for the intention of determining consistency among all plans, including, but not limited to, the goals of eliminating or mitigating impacts of incompatible, adjacent land uses and promoting coordination of infrastructure which affects more than one governmental jurisdiction. No comprehensive plan of any municipality or of the county is to be superior over other plans; all are to be considered on an equal basis. To accomplish its duties, the Commission may conduct studies and perform such other, directly-related tasks as it deems necessary to arrive at its determinations.

The intent of the second paragraph is that every comprehensive plan within the County, including that of the County itself, must be reviewed by the Commission and certified as consistent before it can be put into effect. The comprehensive plans and any amendments thereto must pass this approval stage prior to starting through the State approval process. Appeals of the determinations of the Commission shall be by certiorari.

The intent of the third paragraph is that the voting membership of the Commission shall be made up of one representative from each municipality and five representatives from the unincorporated areas of the County; each shall be appointed by their respective governmental bodies. These representatives are to be able to vote on all matters without obligation to receive prior approval from their appointing governmental bodies. Three non-voting members of the Commission shall be appointed by the Volusia County School Board, the St. Johns River Water Management District and the Volusia County Business Development Corporation. All voting and non-voting members shall be appointed no later than February 1, 1987, and may be either elected officials or lay citizens. Term of office is to be fixed by the Commission, not to exceed four years.

The intent of the fourth paragraph is that the vote of each voting member shall be weighted to correspond to the percentage of the overall County population represented by that member, with the five representatives from the unincorporated areas of the County equally sharing the weight corresponding to the percentage of the overall County population located in the unincorporated areas. It is not the intent that the representatives of the unincorporated



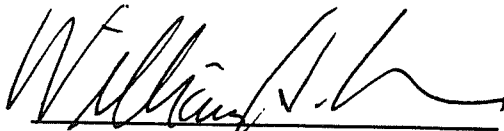
areas be required to vote in a block. The percentages and corresponding weights of votes shall be adjusted annually to reflect changes in population statistics.

The intent of the fifth paragraph is that the Commission shall hold an organizational meeting by March 1, 1987, after which it will be given one hundred twenty days to develop proposed Rules of Procedure for performing its duties. Such rules shall include guidelines and criteria to be used by the Commission in determining consistency of comprehensive plans. The rules shall be made into law by means of the Council adopting them by ordinance. Should the Council not be in agreement with the proposed rules, a two-thirds vote of the Council will be required to reject or amend the rules. If the Commission fails to develop such Rules of Procedure within the one hundred twenty day period, responsibility for the task will be transferred to the Council.

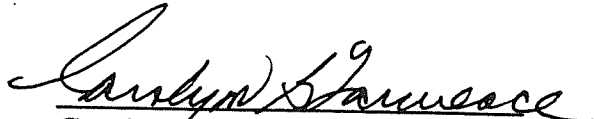
The intent of the sixth paragraph is that the Commission shall adopt a proposed annual budget; such adoption shall require a two-thirds vote of the Commission for approval. The budget shall cover the anticipated annual expenses of the Commission, including funding for an independent staff, if desired by the Commission. It shall be the responsibility of the Council to fund the budget for the Commission. Should the Council disagree with the proposed budget, it may amend the budget by a two-thirds vote of the full Council; however, the Council may not reject the proposed budget.

**VOLUSIA COUNTY CHARTER REVIEW COMMISSION**  
**1995-1996**

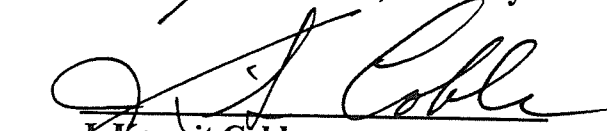
The 1995-96 Volusia County Charter Review Commission respectfully submits the Final Report to the Volusia County Council on this 20th day of June, 1996.

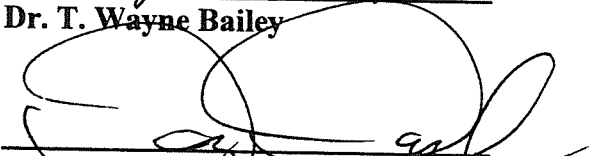
  
William H. Scovell, Chairman

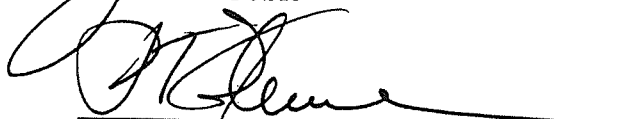
  
Ronald E. Nowviskie, Vice Chairman


  
Carolyn B. Lawrence, Secretary

  
Dr. T. Wayne Bailey

  
J. Kermit Coble

  
Douglas A. Daniels

  
Dr. Philip T. Fleuchaus

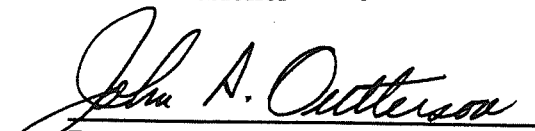
  
F. Alex Ford, Jr.


  
Robert W. Lloyd

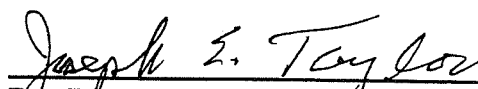
  
Ann E. McFall

  
Kurt Massfeller

  
James P. McDaniel

  
Dr. John A. Outterson

  
Glenn R. Sweeney

  
Dr. Joseph E. Taylor

- recharge, well field management and alternative water supply planning;
- b. review the progress of the Volusian Water Alliance in its efforts to manage water resources for Volusia County citizens;
  - c. issue advisory reports to the County Council no less than once each year; and
  - d. issue a final written report to the County Council no later than March 31, 2001.
- (4) upon recommendation by the Water Advisory Board, the County Council shall avail itself of current Charter provisions, specifically Article II, § 202.4, Minimum Standards for Environmental Protection, and Article II, § 202.3, Volusia Growth Management Commission, for purposes of immediate protection of water resources in Volusia County; and
- (5) upon recommendation by the Water Advisory Board, the County Council shall consider whether to institute legal action to ensure the protection of water resources in Volusia County.

## **B. Volusia Growth Management Commission**

### **1. Background**

The Committee reviewed the existing and future role of the Volusia Growth Management Commission ("VGMC"). During several Committee meetings, the Committee received reports, presentations and information from a variety of citizens including municipal officials, County staff, private attorneys, property owners, developers and representatives from the VGMC.

The Committee heard from several individuals concerned about the existing and future role of the VGMC. Some speakers argued that the VGMC has outlived its usefulness. Pursuant to the 1985 Growth Management Act, all local governments

were required to adopt a Comprehensive Plan to meet specific criteria set forth by the Florida Department of Community Affairs. This necessitated extensive review by the VGMC from 1989 through 1991 to ensure the consistency of the plans. Recently, with all plans now adopted, the scope of review has been considerably reduced. However, the State is requiring all local governments to prepare a revised Intergovernmental Coordination Element (ICE) and a fifth year Evaluation and Appraisal Report (EAR). The EAR will require a thorough reevaluation by local governments of their respective comprehensive plans. As a result, the VGMC will have a likely role in ensuring consistency between and among city and County plans.

While some speakers encouraged the elimination of the VGMC, the Committee agreed that the VGMC served a useful purpose in resolving disputes between local governments. An example of the VGMC's positive impact is its resolution of territorial disputes between the City of DeBary and Orange City. The VGMC has reduced or prevented conflicts between local governments and no comprehensive planning issues have been litigated between and among local government units during the watch of the VGMC. The Committee found that the VGMC helps foster cooperation and can avoid the degeneration of conflicts into "turf wars." The Committee concurred that the VGMC should continue to perform this dispute resolution function.

## **2. Committee Recommendation**

The Committee unanimously agreed not to recommend a Charter amendment and to retain the VGMC with a caveat that it continue its role in conflict and dispute mediation as well as continue to control and minimize operating costs. A management directive is that the County and the VGMC evaluate the internal review process and operations structure to identify ways to streamline the process and reduce expenses.

County. Such destruction or adverse effects may include any or all of the following.

- (a) Pollution of the air, land or water by foreign substances, including noxious liquids, gases or solid wastes.
- (b) Pollution of the air, land or water by the creation of potentially harmful conditions therein, including the creation of unnecessarily injurious heat, noise or odor.

Section ~~202.3~~ **205** Volusia Growth Management Commission.

- (a) There is hereby created the Volusia Growth Management Commission (hereafter commission). The commission shall have the power and the duty to determine the consistency of the municipalities' and the County's comprehensive plans and any amendments thereto with each other. The commission may perform such other directly related duties as the commission from time to time deems necessary.
- (b) The determination by the commission shall be binding on the submitting government. No plan, element of a plan, or amendment of a plan ~~adopted after the date this Article becomes law~~ shall be valid or effective unless and until such plan, element of a plan, or amendment has been reviewed by the commission and has been certified as consistent. The review of any such determination of the commission shall be by certiorari.
- (c) The commission shall be composed of voting and non-voting members. There shall be one voting member from each municipality within the County and five voting members from the unincorporated area of the County. The appointment of each voting representative shall be made by the governing body of each respective jurisdiction ~~effective February 1, 1987~~. The Volusia County School Board, the St. Johns River Water Management District, and the Volusia County Business Development Corporation shall each designate one non-voting member to serve on the commission ~~effective February 1, 1987~~. The term of office of the commission members shall be fixed by the Rules of Procedures of the commission but shall not exceed four years.

- (d) Each voting member shall have a weighted vote. Each municipality represented shall have a vote equal to the percentage of its population with the overall County population. The unincorporated area representatives' combined vote shall not exceed the percentage of the unincorporated area's population with the overall County's population, and the individual vote of each unincorporated area representative shall be equal to the other. The determination of the weight of each vote shall be determined annually.

~~e The commission shall hold an organizational meeting on or before March 1, 1987. The commission shall then within one hundred twenty days from the date of the organizational meeting develop rules of procedure for the commission's consistency review and the manner in which this Article is to be enforced..~~

~~Such rules of procedure shall be adopted by ordinance by the full council and can only be amended or rejected by a two-thirds vote of the council. Should the commission fail to develop these rules of procedure within the one hundred twenty day period, the council shall have the authority to adopt such rules and procedures as it deems necessary.~~

***Rules of procedure for the commission's consistency review and for the manner in which this section is to be enforced and implemented shall be proposed by the commission and shall not become effective until adopted by ordinance approved by a two-thirds vote of the entire membership of the council.***

- (f) The commission, by a two-thirds vote, shall adopt an annual budget which may provide for independent staff and which shall be funded by the County. The budget may be amended upon two-thirds vote of the full council.

Section ~~202.4~~ **206**. Minimum standards for environmental protection. The council, after consideration of such advice and comment as may be submitted by the governing bodies of the municipalities within the County, shall establish minimum