



## 'VCARD DEVELOPMENTS'

January 24, 2008

### **Be Prepared for Changes in Florida's Growth Management ...By VCARD Chair Joel Ivey**

**Urban Infill and Rural Land Stewardships** – two opposite ends of Florida's geography that State planning leaders realize are the keys to managing our collective future.

Whether we like it or not, Florida no longer is a land of country living bordered by seaside paradise. We have created huge urban areas buffered by thriving suburban centers – i.e. Orlando to Deltona. Their popularity and the draw of our beautiful state have brought population booms and traffic headaches. State planning leaders know they must act quickly to promote and facilitate residential and commercial growth within individual urban centers to reduce commutes and avoid a transportation network nightmare.

In central Florida, local government leaders must have the foresight to see the need for accommodating growth surrounding central Florida's upcoming commuter rail stations. (See [page 4 for Volusia update on this effort.](#))

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Realists know that at least some of Florida's remaining rural lands are major potential development frontiers. Growth management decisions made now will determine whether this development happens in a positive or negative way.

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We are fortunate that Florida's current secretary of the Department of Community Affairs (DCA) is one of the most knowledgeable and capable leaders to direct our state's planning at this time. **Tom Pelham** helped write Florida's Growth Management Act when he first was DCA secretary almost two decades ago. Since then, he also has worked as a land use attorney for private development. So he knows the issues from both a public and private perspective.

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In recent months, Secretary Pelham has announced some sweeping proposals to revamp Florida's land use planning practices and development review procedures. He wants to encourage urban infill by relaxing transportation concurrency rules for projects in these areas. DCA planners already are working to revise the rules for Florida's unique **Rural Land Stewardship Area (RLSA)** program that steers quality cluster-type development within large rural tracts while protecting the tracts' prime environmental areas. There also has been renewed discussion of **urban growth boundaries** as tools for saving Florida's remaining rural lands.

Secretary Pelham has publicly stated his opposition to the 'Hometown Democracy' initiative. ... *continued on page 2* ...

***Changes in Florida Growth Management ... Joel Ivey column ... continued from page 1.***

If approved by statewide referendum, the 'Hometown Democracy' (HD) initiative would require all future local government land use plan amendments to be approved by voters within the municipality. Even if the HD campaign is not successful in getting the issue placed on the November, 2008 election, it could well be a ballot question in 2010 elections.

Secretary Pelham recognizes that HD is rooted in citizen objections to Florida's process for amending local government comprehensive plans. As an alternative to HD, he is proposing a '**Citizens' Planning Bill of Rights**' that would increase public notice requirements for comp plan changes, allow fewer comp plan amendments of local governments, and require a super-majority vote of a municipality's governing body to approve a comp plan change. The super majority requirement already has been adopted by several Florida municipalities.

Obviously, some of these pending growth management changes could be difficult for the development community to adjust to. We in the private sector must realize that some serious compromising is on the horizon. At the same time, citizens and environmental activists must be open minded to the reality that quality development is a component of quality growth management – realizing that premium regulation of rural lands far outweighs 'hodge podge' rural sprawl that is allowable under current standards. And finally, local government leaders must have the strength to support and facilitate density within urban areas and job centers – and help educate the populace to the advantages of urban infill.

*Paradise is not lost* but we are at a turning point. Florida has become an urbanized state with much left to protect and manage. It's up to us to work together and accomplish this. *Joel.*

***... SMART GROWTH ...***

VCARD's **GREEN COMMITTEE** has organized three subcommittees to help coordinate the group's goal of crafting conservation-oriented standards for local governments to incorporate into their comprehensive plans and land codes. The **Incentives Subcommittee** is exploring tools to encourage developers and builders to implement green features into their projects. A **Technical Subcommittee** is searching for examples of green development / building products and ordinances to be used as models; and the **Seminar Subcommittee** is planning educational programs to gain insights and information about implementing green programs.

... The January 30<sup>th</sup> '**Conservation Subdivision Design**' workshop will be a great start in identifying techniques for green residential development, especially in rural areas. Upcoming programs will analyze other aspects of this topic that continues to grow as the major trend for future communities. All VCARD members and local government representatives are invited to join the Green Committee whose next meeting is Monday, **February 4** at 2 p.m. in the Daytona Beach Chamber of Commerce building, City Island; and we encourage everyone to **attend the Jan. 30<sup>th</sup> workshop** on designing conservation-oriented subdivisions.

A University of Florida (UF) research project testifies to the significant **WATER CONSERVATION** benefits of **soil-moisture sensors** in irrigation systems. The study found that the sensors can lower irrigation use by an average of 59 percent, even more than time-based or rain irrigation sensors. The researched sensors halt irrigation when the soil is moist enough to sustain turf grass. Call VCARD for a copy of the University of Florida article that explains this research project of the Agricultural and Biological Engineering Department. Thanks to **Mark Garrett** (Kirkland Sod) for forwarding this article to VCARD.

An updated **SMART CODE** urban planning document is available for local governments, planners and development professionals to use as a model in crafting “walkable and mixed-use neighborhoods, transportation options, conservation of open lands, local character, housing diversity and vibrant downtowns.”

... The **SmartCode Version 9.0** provides technical methods and tools for planners to cater the code’s urban planning principles to specific situations, projects and communities.

... The code is published by *New Urban News Publications*. The code and additional information are available free through [www.SmartCodeCentral.com](http://www.SmartCodeCentral.com) Or bound copies of the SmartCode and its manual can be purchased by calling 607-275-3087 or through [www.newurbannews.com](http://www.newurbannews.com) Special thanks to Volusia County Council Member **Pat Northey** for keeping VCARD members informed about this code and its availability for distribution.

### ... WATER SUPPLY ...

North and central Florida county and city governments are joining efforts to build a regional **DESALINATION PLANT** as a source for future potable water supplies. Included in the pact are Flagler’s local governments; Marion, St. Johns and Volusia counties; and DeLand.

... Participants in this **Coquina Coast Desalination Project Development Plan** have been meeting regularly to explore alternatives for building a facility to purify sea water for drinking. It’s expected that the project could take a decade to complete.

... The Coquina Coast initiative has strong financial and staff support from the St. Johns River Water Management District whose officials have been encouraging local governments to explore future water supply alternatives other than groundwater.

... The City of **Palm Coast** has become one of the most active participants as water district officials have cautioned that future groundwater withdrawal permits will be strictly regulated (*or possibly denied*) when the city’s current consumptive use permits expire in several years.

... Meanwhile, west Volusia and Seminole County leaders continue exploring plans for a facility (*or facilities*) to convert water from the **St. Johns River** for potable use. In recent months, these plans have drawn opposition from environmentalists and leaders of north Florida counties through which the St. Johns River flows from central Florida.

... **Daytona Beach** officials are moving forward with plans to drill several **aquifer storage recovery** (ASR) wells as sources for storing raw water for future use.

### ... ENDANGERED SPECIES ...

A Florida **MANATEE MANAGEMENT PLAN** has been adopted by the Florida Fish and Wildlife Conservation Commission (FFWCC), identifying methods and programs to help maintain future manatee populations. The FFWCC has been working on the management plan for the past two years, coinciding with a pending proposal to downlist the manatee’s protection status from endangered to threatened on the state’s Imperiled Species List. However, the FFWCC recently deferred consideration of the downlisting proposal, largely prompted by protests from environmental groups and Gov. Charlie Crist. The FFWCC instead **directed staff to review the overall process for classifying all imperiled species.**

... Thanks to **Todd Sumner** (Greenberg-Traurig Law Firm) for providing a summary of this plan that will steer measures for protecting manatee populations. Call VCARD for a copy.

A draft has been completed of statewide permitting guidelines (and associated fees) for the relocation of **GOPHER TORTOISES**, a newly-listed “threatened” species. The draft can be accessed through <http://myfwc.com/permits/protected-wildlife/permits.html#gophertortoise> The FFWCC is accepting public input on the guidelines through February 8 and adoption is planned for the agency’s April 9-10, 2008 meeting.

## ~~ TRANSPORTATION ~~

The Florida Department of Transportation has finalized drafts of updated **FIVE-YEAR WORK PROGRAMS** for planned transportation projects throughout FDOT's District 5 counties: Brevard, Flagler, Lake, Marion, Orange, Osceola, Seminole, Sumter and Volusia. Call VCARD to gain access to the work program for any specific county or counties.

Planners with VOTRAN, Volusia's transit provider, and the Volusia Metropolitan Planning Organization (MPO) have drafted **TRANSIT DEVELOPMENT GUIDELINES** to promote transit-friendly and transit-oriented design in future developments. The guidelines are being presented to MPO board members for support, after which they will be forwarded to local governments, urging them to use the guidelines during the site review process – and to provide them to development applicants for consideration when planning their projects.

... The guidelines set standards to gauge the need for transit stops and related facilities in planned new developments, and also set design standards for these facilities. Call VCARD for a copy of the draft guidelines.

### ... COMMUTER RAIL ...

Many local governments along the Interstate 4 corridor have begun discussing potential **land use changes** for properties near stations along central Florida's upcoming commuter rail. In Volusia, public workshops will be **February 5** from 2-4 p.m. in DeBary's Town Hall, 12 Colomba Road; and 5-7 p.m. in the county center, 123 W. Indiana Ave., DeLand.

... The rail line, using existing CSX tracks, generally will follow the direction of I-4, eventually extending between DeLand in Volusia and Poinciana in Osceola. The first phase is scheduled for completion in 2010, connecting downtown Orlando with DeBary.

... A **Commuter Rail Commission** has been created by the four impacted county governments and the City of Orlando to monitor the project's progress and address issues related to the rail system – such as promoting the development of residential and retail centers around the rail stations. Such centers will involve land use planning revisions such as will be discussed at Volusia's February 5 workshops. More information about the workshop and land use planning studies can be obtained through VOTRAN Representative **Lois Bollenback** at 386-756-7496, ext. 4126.

A **SOUTHEAST VOLUSIA TRANSPORTATION STUDY** has been completed, identifying road improvement projects that will be needed to facilitate anticipated growth for the Port Orange, New Smyrna Beach and Edgewater areas through the year 2030. The study was conducted by VCARD Member Firm **Ghyabi & Associates** through funding by the cities and county government. It estimates that about \$444 million in road improvements will be needed, based on the amount and types of development that is projected for the area. Planners and the local governments' leaders now are reviewing the study to be used as a resource in pushing for state and county transportation funding for those projects that are deemed the most important. They also will present the study to Volusia's Metropolitan Planning Organization (MPO), the governmental agency that oversees allocations for state transportation projects throughout Volusia and coastal Flagler.

... **Transportation-related news ... continued from page 4 ...**

**PALM COAST** is the most recent Volusia / Flagler city to enact its transportation **Proportionate Fair Share Ordinance** (PFSO) as required by state law to assure that development applicants pay the costs of future road improvements that will be needed to facilitate their projects. VCARD's Transportation Committee Chair **Sans Lassiter** (Lassiter Transportation Group) has been meeting with Palm Coast staff to review the ordinance and help fine-tune any problem areas that may surface once it begins to be implemented. Call VCARD for a copy of these new transportation concurrency guidelines.

**NOTE:** As VCARD's Transportation Chair, **Sans has assisted a number of Volusia and Flagler governments** in assuring their transportation concurrency ordinances are in line with state standards – as well as being productive and efficient. Sans also is working with Florida government planning leaders to reform problem areas within the statewide PFSO rule, particularly in regard to **impact fee credits** for concurrency-mandated road improvements.

... **IMPACT FEE UPDATE ...**

Volusia County's **SCHOOL IMPACT FEES** automatically will increase by almost \$2,500, effective April 1, 2008, making the rate about \$8,547 for a new single family residence. County school impact fees paid after March 31, 2008 will be subject to the new rate. The increase is based on an automatic review of updated **school construction and land costs**. Meanwhile, Volusia School Board officials are reviewing another consultant study that likely will recommend **even more adjustments in school impact fee rates**.

... Volusia County government's rates for various impact fees are posted on the web page [www.volusia.org/permitcenter](http://www.volusia.org/permitcenter).

**Officials in both Volusia and Flagler counties have delayed adoption** of other proposed impact fee increases. Government leaders cite the current real estate and economic downturn as an inappropriate time to raise fees that -- for some land uses such as retail -- are *more than six times higher than current rates*.

... **Volusia's** County Council has temporarily delayed proposed new impact fee rates for **parks and recreation, fire rescue service and transportation** improvements. Proposed transportation fees drew the most concern from business and development professionals. Consultants recommended adjusting the rate to \$7,303 per single family home, a \$5,129 increase; and proposed hikes are even higher for some other land uses.

... **VCARD's Transportation Committee** conducted several workshops to review the package and submitted a letter to county officials, citing a number of issues associated with the high rate increases. Committee members have offered to work with county planners to devise alternatives, such as **incentive-based impact fees** to promote urban infill.

... **Flagler County's** Long Range Planning Board recently tabled proposed **transportation impact fee** adjustments, asking staff to further review the consultant's study and recommended rate schedule. This report proposes raising the fee for an average single family home to \$6,893, compared to the current rate of \$1,438. Rate adjustments for other land uses are even much higher, more than 500 percent for some office and retail projects.

... Meanwhile, **BUNNELL** leaders have adopted a package of new impact fees for **fire protection; law enforcement; parks and recreation; and transportation**. They add about \$2,153 to the cost of a new single family residence – the highest being for transportation fees (\$1,349). Call VCARD for a copy of the new fee schedules.

**~~ VOLUSIA COUNTY ~~**

Volusia's **GROWTH MANAGEMENT COMMISSION** (VGMC) is working to **update procedures for the review of local governments' comprehensive plan amendments**. The agency is accepting comments on proposed revisions from interested parties such as local government and school board officials, citizens and development professionals. Within the next month, those comments will be reviewed by the VGMC's Personnel Operations and Procedures (POP) Committee that will compile a report and conduct a series of public workshops. Based on the overall input, proposed changes will begin moving through the adoption process that will require final approval by the county council.

... In mid-September, VGMC released a preliminary draft of proposed revisions to be used as a foundation for this project. Those changes address time frames for VGMC review of applications for comp plan amendments. They likely will be included with other comments in the POP Committee workshops. Call VCARD for a copy of the VGMC draft revisions or details about submitting comments to the agency for consideration.

... As required by Volusia County's charter, the VGMC reviews all local governments' proposed comprehensive plan amendments to assure they are consistent with the comp plans of neighboring municipalities.

An **AFFORDABLE HOUSING Advisory Board** is being created by Volusia County government as required by state law in order to receive funding for affordable housing programs. This committee will review county government's policies, land uses, zoning ordinances, development codes and incentive packages that help promote affordable housing – also making recommendations for improvements.

... State law sets criteria for members of the 11-person board, and requires representatives from the industries of banking, building and real estate who deal with affordable housing. VCARD members who are interested in serving on this panel are encouraged to contact Dave Castagnacci ([dave@daytonachamber.com](mailto:dave@daytonachamber.com) or 386-257-4169) for details about submitting an application to county government.

**Chuck Luther** has been appointed **environmental health administrator** for Volusia County's health department. Among other responsibilities, he oversees the inspection of on-site sewage disposal systems (septic tanks), the quality of public and private water supplies, swimming pools, mobile home parks, campgrounds and hazardous products. Mr. Luther has assumed the leadership role previously held by Pete Thornton who has retired.



Several **ORMOND BEACH** planning documents have been updated, including **applications for site plan review** and public hearings, and the calendars for planning board submittal and development review board meetings. An overview of the changes has been prepared by Ormond Planner **Steve Spraker**, along with summaries of changes to the city's site plan review process (much of it regarding timetables for review) and revised expiration deadlines for existing site plans. Call VCARD for copies of these updates.

... Ormond Beach planners also are beginning the **evaluation and appraisal** of the city's comprehensive plan, as required by state law. In upcoming months, updates of individual comp plan elements will be reviewed by the planning board. Progress with this project will be reported on the city's web site: [www.ormondbeach.org](http://www.ormondbeach.org)

*... Ormond Beach government news ... continued from page 6 ...*

Several **Ormond Beach land code amendments** are being adopted to eliminate the requirement for a **Planned Industrial Development** to include a minimum of five separate businesses; create new regulations for the **Planned Mixed Use Development** zoning classification; and create a new term called “**submerged lands**” to clarify that submerged land cannot be used to calculate minimum lot area or dimensional requirements.



**DAYTONA BEACH** will have its own version of ‘*Hometown Democracy*’ if a citizens group is successful with its current petition drive. Identical to the statewide initiative (see *Joel Ivey column on page 2*), the Daytona Beach group is pushing to alter the city’s charter so that all future **land use plan changes must be approved by voters**. It is one of six charter changes that the group is trying to include on a special referendum. The other proposed revisions relate to election reform; city expenditures; water and sewage rate decreases; city legal services; and elimination of certain city personnel positions. Call VCARD for details.

**Daytona Beach’s ‘Visioning’ Steering Committee** is conducting public sessions to educate the public and gain input on the final draft of a report that is geared to steer the city’s future growth and management decisions. The citizens committee has worked for more than a year to draft the report that covers topics ranging from development and beautification to quality of life, crime, government and education. It can be viewed at [www.daytonabeachvision.com](http://www.daytonabeachvision.com) After the public sessions, the final report will be reviewed by the city commission for formal adoption. City leaders anticipate that this “visioning” report could lead to changes in the comp plan and land development code. Call VCARD for a copy.

A group of VCARD members has begun meeting with **Daytona Beach** development staff to assist in updating the city’s **development review process and land code**. A consultant soon will be hired to coordinate this effort. Call VCARD if you would like to participate.

... **Thad Crowe** is **Daytona Beach’s new planning manager**. He has 20 years of planning experience in both private and public sectors, including Clay County planning director.



**SOUTH DAYTONA’s Redevelopment District** along Ridgewood Avenue (US1) is being designated a **transportation concurrency exception area** (TCEA). The status will exempt certain projects within the district from state transportation concurrency rules, if alternative modes of transportation are made available (such as bike paths, sidewalks and transit service). Planners with the Florida Department of Community Affairs (DCA) recently supported the city’s comp plan amendment that creates the TCEA.

*... In Southeast Volusia ...*

**OAK HILL** officials have updated the planning and zoning permit **fee schedule**, increasing rates for many development-related applications. Call VCARD for the new rate schedule.

*... In West Volusia ...*

A variety of **DELAND land code amendments** are moving toward adoption, including a number of significant changes to **tree protection** rules. Other amendments would: assist development in the **downtown commercial district**; establish deadlines to submit revisions to site plans, plats and planned development agreements; revise **stormwater management** requirements; and require redevelopment sites to provide for retention. Call VCARD for a copy of all the proposed amendments.

*... West Volusia local government news ... continued from page 7 ...*

**DELTONA** -- A **'Guide to Standards and Specifications for Development in the City of Deltona'** has been published by the city's Department of Planning & Development Services to help development applicants understand the city's regulations and review process.

... The booklet provides a checklist of requirements for various site plan reviews (conceptual, preliminary and final); answers to frequently-asked zoning questions; and an overview of requirements for

- environmental management (tree and wetlands protection, landscaping, protected species)
- fire and emergency services
- lot preparation and erosion control
- infrastructure (streets, driveways, sidewalks, bike paths, water and waste water lines) and
- the building code. Contact VCARD for details about obtaining the guide.

Throughout the next year, **Deltona** planners will be working to update the city's land code. Many of the changes will be based on a **critique of the city's land development regulations** as prepared by an outside consultant. Planners are encouraging input from VCARD members. Call VCARD for a copy of the consultant's critique; and VCARD members should contact planners **Tom Burbank** or **Scott McGrath** ([smcgrath@deltonafl.gov](mailto:smcgrath@deltonafl.gov) or [tburbank@deltonafl.gov](mailto:tburbank@deltonafl.gov)) with comments about any code provisions that need revised.

### **~~ FLAGLER REPORT ~~**

Elected representatives from Flagler's **local governments and the school board** are meeting regularly to try and **work cooperatively on issues** of mutual concern, and to study service consolidation possibilities – such as transportation, recreational facilities, economic growth, infrastructure and water supplies. The group's next meeting will be **April 14** at 5:30 p.m. in the county center, 1769 E. Moody Blvd., Bunnell.

A new **WETLAND PROTECTION ORDINANCE** has been enacted by Flagler County commissioners. The ordinance was prepared by county staff in conjunction with a task force whose members represented varying interest groups – ranging from civic and environmental to agricultural and development. The members have been meeting monthly for more than three years to craft and finalize the ordinance draft.

... The ordinance brings Flagler's wetland protection standards more in line with regulations of the St. Johns River Water Management District, especially in regard to upland buffers. The ordinance also designates **23 environmental "areas of special concern"** where larger 75-foot buffers will be required. Provisions are included for the **transfer of development rights** where density from a wetland can be transferred to an appropriate upland area that must be rezoned to a Planned Unit Development (PUD).

... **Shannon Julien** (Environmental Services) and **Ginger Sinn** (EMS) supplied input about the rule to county officials on behalf of our Flagler Chapter (FCARD). Call VCARD for a copy of the new ordinance or the FCARD members' report that highlights technical issues environmental consultants will have to address in working under the new guidelines.

A redraft of **PALM COAST's land development code** is being completed by a consultant, and soon will be discussed at planning workshops. In updating the code, the consultant used input from advisory board members, interested citizens and members of our association's Flagler Chapter (FCARD). Last summer, FCARD members conducted a number of workshops with planning staff to review an earlier draft of the code and provide comments.

**PUBLICATIONS ... CONFERENCES ...**

The 2007-2008 '**CORPORATE GUIDE VOLUSIA**' is available through county government's Department of Economic Development. The guide features business-related activities and progress in Volusia County, as well as a comprehensive list of manufacturers. County economic development planners use the guide to promote Volusia County at trade shows and to prospective new businesses. Call VCARD to order a copy.

**Our Natural Treasures ... Are We Losing Our Way?** is a comprehensive online special report prepared by *Daytona Beach News-Journal* Environmental Writer **Dinah Voyles Pulver** about the quest to save Florida's wetlands, imperiled species, natural springs, and sensitive environmental and coastal areas. VCARD Member **Cleve Booker** (Booker-Grey Environmental) is featured in one of the report's articles about wetland permitting. The series can be viewed at [www.news-journalonline.com/species/natural/](http://www.news-journalonline.com/species/natural/)

The annual '**Guide For Real Florida Gardeners**' has been published by the Association of Florida Native Nurseries. The guide lists the association's member nurseries and garden centers throughout Florida that specialize in native plants and wildflowers for landscaping. The guide also includes an overview and explanation of drought-tolerant groundcovers and shrubs; techniques for self-sustainable landscapes; and a list of resources on natural landscaping. Call VCARD for a copy of the free guide.

The Florida Chamber of Commerce's 24<sup>th</sup> Annual **Growth Management & Environmental Permitting** Short Course will be **February 20-22**, 2008 in the Daytona Beach Hilton, 100 N. Atlantic Ave., Daytona Beach. Keynote speaker will be **Tom Pelham**, secretary of the Florida Department of Community Affairs; and course moderator will be **Clay Henderson**, environmental and land use attorney and former Volusia County Council member. The course includes about 45 sessions in all aspects of growth management and environmental and land use planning.

... A "**Water School**" also will be conducted Feb. 19-20 for participants who would like to gain advanced training about Florida's water quality programs and permitting for wetlands, stormwater quality and surface water management. Call VCARD for course details and registration information.

**~~ VCARD NEWS ~~**

**... VCARD / FCARD Welcome Three New Members ...**

- **Brown & Brown of Florida, Inc.**, a commercial insurance firm based at 220 S. Ridgewood Ave., Daytona Beach, FL 32114 Phone: 386-239-8813 FAX: 386-239-5773 VCARD representative is **Scott Bradley** ([sbradley@bbdaytona.com](mailto:sbradley@bbdaytona.com))
- **ValleyCrest Landscape Development**, a landscape / hardscape contracting company at 431 N. Kirkman Road, Orlando 32811. Phone: 407-296-7100 FAX: 407-578-0950. VCARD representatives are **John Grimm** and **Bill Collester** ([bcollester@valleycrest.com](mailto:bcollester@valleycrest.com))
- **WELBRO Building Corporation** at 1129 John Anderson Drive, Ormond Beach, FL 32174 and 2301 Maitland Center Parkway, Suite 250, Maitland, FL 32751 Phone: 386-846-4821 and 407-475-0800 FAX: 407-475-0801 The firm's VCARD representative is **James L. Foley**, business development manager ([jfoley@welbro.com](mailto:jfoley@welbro.com))

... **VCARD Members Become 'Green' Certified Engineers ...**

Two VCARD Member firms – **Zev Cohen & Associates** and **Ellis & Associates** -- announce that their professional engineers have received the **Leadership in Energy and Environmental Design** (LEED) Accredited Professional (AP) credentials from the United States Green Building Council (USGBC).

... LEED is the nationally-accepted benchmark for the design, construction and operation of high performance green buildings and sites. LEED recognizes performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

... The LEED rating system is based on prerequisites and credits in categories related to energy, water and materials conservation. Dependent on the points earned in the rating system, a building can be categorized as Certified, Silver, Gold or Platinum in achieving a "green building" status.

... The LEED credentials have been presented to **Robert Montanaro**, P.E., civil engineer with **Zev Cohen & Associates** (ZCA); and **Mark Mechling**, P.E., of **Ellis & Associates** (E&A) -- making them two of about 30 civil engineers in Florida who have earned the title.

... **E&A** provides environmental, geotechnical and materials testing to the public and private sectors throughout the southeast United States. Incorporated in 1970, E&A has regional offices in Jacksonville, Titusville and Daytona Beach, Fla. and in Brunswick, Ga.; and a professional staff of more than 130 engineers, geologists and technicians.

... **ZCA** is a 30-year-old multi-disciplinary engineering and planning firm based in Ormond Beach, specializing in civil engineering, transportation, planning, landscape architecture and environmental services. The firm has branches in St. Augustine and Amelia Island, and recently opened another office at 1840 S. Airpark Road, Edgewater. **Daniel J. Young**, director of environmental services, is the manager of ZCA's new Edgewater location which provides wetland assessments, protected species surveys, environmental permitting, certified arborist consultation, land management plan development, and natural areas maintenance.

**Tomoka Engineering** is now known as **Wade Trim / Tomoka**, reflecting Tomoka's merger with Wade Trim one year ago. Established in 1926, Tampa-based Wade Trim provides engineering, planning, land development, landscape architecture and transportation services to governmental and private development clients. The firm has 19 offices in eight states.

... **Laurie Swanson**, P.E., recently was hired as a senior project manager in the Wade Trim / Tomoka office at 1410 LPGA Boulevard, Daytona Beach. Ms. Swanson will direct project management and engineering for all phases of design – as well as supervising construction plan production, permits and engineering services for public works facilities.

**Leila Jammal Nodarse**, P.E., president of the central Florida-based specialty engineering and environmental consulting firm of **Nodarse & Associates, Inc.**, (N&A) has been selected by the *Orlando Business Journal* as the 2007 "Entrepreneur Of The Year" for firms in the \$5 million to \$49 million revenue category.

... Since its inception 16 years ago, N&A has grown from two employees to more than 200, and earnings have expanded from \$500,000 in the first year to revenues of \$20 million.

... N&A's Environmental Department Manager **Debra Harrington**, P.E., recently co-authored an article for the *Florida Real Estate Journal* regarding the use of "Phase I Environmental Site Assessments (ESA's)" to help real estate investors identify potential contamination concerns and limit liability risks. The article may be located through the [www.nodarse.com](http://www.nodarse.com) web site.

... **VCARD membership news ... continued from page 10 ...**

**Congratulations to Lynn McCoy** (Harpster Engineering & Surveying) who recently was honored with the *Claire D. Hunter Leadership Award* from the Ormond Beach Chamber of Commerce. Lynn was honored for his community service and participation in the chamber's annual Leadership Classes.

... Lynn also has been elected chairman of Ormond Beach's Planning Board and vice commander of the Halifax River Yacht Club for the upcoming year. He serves on the board of directors for both the Ormond Beach Chamber of Commerce and Ormond Main Street redevelopment agency.

**CPH Engineers, Inc.** recently was ranked by Zweig White as 41<sup>st</sup> of the *Top 200 fastest growing architectural / engineering and environmental consulting firms* in the United States. CPH representatives also announce several other recent rankings. *ENR Magazine* listed CPH 230 out of the Top 500 design firms nationally. *Southeast Construction Magazine* ranked the firm 22nd among the Top 100 design firms in the southeast and number 16 in the Top 25 Florida design firms. CPH ranked seventh among the *Orlando Business Journal's* Top 10 central Florida design firms and 12<sup>th</sup> among the *Journal's* Top 25 central Florida landscape architectural firms.

... **DON'T MISS OUT! ...**

Plans are well underway for VCARD's **GOLF TOURNAMENT 2008 on Friday, May 2,** beginning with a 1 p.m. 'shotgun' start at Victoria Hills Golf Club, DeLand

... **VCARD's last tournament was a sell-out ...** so interested players are encouraged to **reserve your foursome now.** Call VCARD for information about player, foursome, or sponsorship reservations. We also welcome member firms to donate specialty items for tournament door prizes or player tote bags ... **a great way to promote your company!**

... Aside from benefitting our association, this year's tournament is raising funds for the **Stewart Marchman Center's Vince Carter Sanctuary**, a rehabilitation facility under construction in Bunnell to aid substance abuse patients.

... We thank the representatives of **AJAX BUILDING CORPORATION** who have signed up as the 2008 event's **Title Sponsor** (*for the second consecutive tournament*).

... All VCARD members also are invited to join our Golf Tournament Committee members for their monthly meetings ... and help them plan another successful VCARD golf tournament.

VCARD recently gained approval from the **AMERICAN PLANNING ASSOCIATION** to be a "provider" for certification maintenance (CM) credits for members of the American Institute of Certified Planners (AICP) – enabling AICP attendees of VCARD's planning-related educational programs to gain their required CM credits. The January 30<sup>th</sup> 'Conservation Subdivision Design' workshop was our first program to take advantage of this new benefit, providing 4.5 CM credits.

... This new status should enhance the status and attendance of VCARD's educational programs – as well as the role of our association! Thanks to VCARD's officers who helped steer us through this certification process.

*Have A Great Month!*