



'VCARD DEVELOPMENTS'

August 26, 2010

[VCARD Membership Involvement](#) – by VCARD Chairman **R. Sans Lassiter**

Throughout the past 25 years, VCARD always has strived to be an association open to change as the current times require. We want to be up-to-date and innovative in carrying out our group's primary objectives of 1.) educating members about important development topics and 2.) collaborating with local governments to produce the most productive planning and land use regulations.

This progressive attitude was central to discussion at a recent VCARD Executive Council meeting. The association's leaders were exchanging ideas to promote interaction and participation from our general membership. They recognize that our membership is the core of VCARD's success. *And we especially want new members* to learn of the benefits provided by VCARD activities in development-related education and networking with professionals and local government representatives.

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- VCARD / FCARD Welcomes Three New Members
 - VCARD's 24th Annual *Icebreaker* is Sept. 28!

In recent years, VCARD has been extremely active interacting with Volusia and Flagler local governments as they have updated their comprehensive plans and land development codes. There are few jurisdictions in which our committees haven't participated.

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These issue-oriented task forces are extremely important. But VCARD's leaders agree that it will benefit the association's objectives as well as the general membership if we begin taking a more proactive role – creating "Standing Committees" to keep informed about:

- | | |
|--------------------------|----------------------------|
| 1.) Growth Management | 4.) Environment |
| 2.) Economic Development | 5.) Local Governments |
| 3.) Transportation | 6.) Membership and Finance |

These committees will meet regularly to address pending issues of interest – as well as planning VCARD's community involvement in Volusia and Flagler counties. And just as importantly, it will give all VCARD members the opportunity to play an active role in our association and meet many counterparts in the development industry. *There couldn't be a better time than now for business networking!*

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We will coordinate these six Standing Committees within the next several months – so each of them can begin mapping their goals and special projects and programs. I urge all members – *as soon as possible* – to contact me (rlassiter@lassitertransportation.com) or VCARD Director Dave Castagnacci (dave@daytonachamber.com) and advise us which of these Standing Committees you would like to serve. We definitely are looking forward to hearing from you.

And speaking of networking ... there are several major upcoming **VCARD annual events** that always are well-attended. They are covered on page 9. Our September 28th **Icebreaker Reception** is now in its 24th year! Please join us for this popular event. And if at all possible, sign up as an Icebreaker sponsor to help us make this another successful year. *Sans*

~~ GROWTH MANAGEMENT ~~

Presenters at the recent "**Perfect Storm for Development**" seminar provided excellent overviews of four major topics impacting the land development community and local governments throughout Florida ... *currently and into the future*. These topics include:

- **Amendment 4** which – if approved by voters in the November 2 election – will require all local governments' future comprehensive land use plan amendments to be approved by their voters
- Increased state government scrutiny of local governments' comprehensive plans – particularly through a pending new "**needs assessment rule**." This proposed rule sets specific methods for determining if an area's anticipated population and job / economic growth justify the need for a proposed new development that is the basis of a requested land use amendment.
- Strict new **numeric nutrient standards** for Florida lakes and fresh water bodies, scheduled for implementation in October, 2010. This will affect nearly all domestic and industrial wastewater dischargers and many existing stormwater discharges.
- Increased restrictions by water management districts on local governments' **consumptive use permits** (CUPs) in planning water supplies for future populations.

... *Special thanks to VCARD Past Chair Joel Ivey* (Ivey Planning Group) for coordinating this program – as well as the other presenters **Mike Abels**, University of Central Florida public policy instructor; **Cathleen C. Vogel**, The Catalina Group; and **Keith Riger**, DeLand city engineer.

... The program was videotaped by **Mary Swiderski**, executive director of the **Volusia League of Cities**, a co-sponsor of the forum along with the Surfcoast Chapter of the **Florida Planning & Zoning Association**. Video copies are available through VCARD as are the power point presentations.

~~ ENVIRONMENTAL REPORT ~~

The St. Johns River Water Management District is expanding its **Florida Water Star** program to include certification for commercial properties and retrofit projects -- in addition to residential units. **Florida Water Star** is the District's voluntary certification program that encourages water efficiency in appliances, plumbing fixtures, irrigation systems and landscapes.

... This program is separate from certification with the U.S. Building Council's Leadership in Energy & Environmental Design (**LEED**), a non-profit organization created 17 years ago to promote sustainable development and environmentally responsible construction.

... The LEED program covers the interiors and exteriors of residential, commercial and retail structures; institutions (such as health care and educational facilities) and neighborhood developments. The program awards points in the areas of sustainable site development; water savings; energy efficiency; material selection; and indoor environmental quality. Based on the number of points awarded, a project can earn Silver, Gold or Platinum certification.

... In recent years, a number of VCARD's planning and engineering professionals have taken courses to become accredited in designing LEED-certified projects.

... **F.Y.I.** The 2001 renovation of **Stetson University's** Lynn Business Center in DeLand is recognized as Florida's first LEED certified building. VCARD Member Firm **Zev Cohen & Associates** helped design this project for Stetson University, also a VCARD Member.

... **Imperiled Species** ...

Florida's **GOPHER TORTOISE** permitting guidelines have been updated by the Florida Fish and Wildlife Conservation Commission and can be accessed through www.myfwc.com/gophertortoise. These guidelines implement the state's gopher tortoise management plan (adopted in April 2008) that attempts to eliminate tortoise mortalities by setting standards to relocate them to suitable natural areas when they are found on development sites. Special thanks to **Chryl DeCrenza** (LPG Environmental & Permitting Services) for keeping VCARD updated about these new guidelines.

... Note: **Volusia County government** has adopted a separate gopher tortoise permitting ordinance that enables county environmental regulators to assume the state requirements on a local level. Call VCARD for a copy of that ordinance.

... Imperiled Species Update ... continued from page 2 ...

Commissioners with the Florida **Fish and Wildlife Conservation Commission** (FWC) are reviewing the final draft rule of an updated process for **listing imperiled species**. Geared to streamline the listing process, the draft concludes two and a half years of meetings and workshops between stakeholders and agency representatives.

... Under the new system, all state-listed species will remain on Florida's list and will be called "threatened." Federally-listed species will automatically go on the federally-designated endangered and threatened species list. Once the new rule is approved, FWC biologists will conduct scientific reviews of all listed species to determine if they should remain on the state threatened list. Individual management plans will be created for each threatened species to ensure that its status improves.

... Special thanks to VCARD Vice Chair **Shannon Julien** (Environmental Services) for keeping VCARD updated on this process throughout the past two years. The final rule draft can be accessed through www.myfwc.com/commission.

Public meetings are being scheduled to explain new **WATER CONSERVATION** rules being proposed by the St. Johns River Water District – impacting water users and local governments as well as future developments with revised landscaping, irrigation and permitting regulations. Details about the rules and meeting dates can be accessed through www.floridaswater.com

~~ VOLUSIA / FLAGLER REPORT ~~

Planners with the Volusia **Transportation Planning Organization** (VTPO) have prepared a draft of the 2035 **long range transportation plan** as well as the plan's vision and goals for implementing its objectives and proposed projects. These draft reports are available for review by the public as well as VTPO board members who represent local governments from Volusia and coastal Flagler County.

... In creating the draft, planners conducted a series of workshops to gain input on long range transportation needs from the public, business representatives, local governments, and planning and development professionals – including VCARD and the Florida Planning & Zoning Association (FPZA). More information about this planning process can be accessed at www.volusiatpo.org

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**TEAM VOLUSIA** is the new public / private **economic development partnership** that has been gaining support from businesses and many local governments throughout Volusia.

... The Team has appointed an Executive Committee and Board with representatives from both the public and private sectors, including VCARD Members **Bill McMunn** (Consolidated Tomoka Land Co.), **John Ferguson** (Cobb Cole), **Phil Maroney** (Root Organization), **Karen Jans** (University of Central Florida) and **Dwight DuRant** (Zev Cohen & Associates). A separate Team Cabinet, representing large-contributor firms, has been appointed to focus entirely on business recruitment.

... Leaders with the Daytona Regional Chamber of Commerce have been the primary organizers of Team Volusia. However the agency is a separate entity independent of the Chamber. **George Mirabal**, former president of the Daytona Chamber, is serving as the Team's interim president while a nationwide search is underway for a permanent staff leader. And **Larry McKinney**, current Chamber president, is leading the initiative to gain support from local governments.

... Team Volusia is geared to complement efforts of county government's economic development department and those of other municipalities.

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Volusia County planners are drafting a **CONSERVATION SUBDIVISION** ordinance to steer future developments within the county's rural areas -- particularly the extensive Environmental Corridor Overlay (ECO) District through Central Volusia. The ordinance is part of Volusia's ongoing 'smart growth' initiative that encourages compact, clustered, sustainable communities within developable areas of this corridor.

... County planners will schedule a workshop with interested VCARD members prior to moving this draft ordinance through the review process. Please contact VCARD if you would like to be involved.

ORMOND BEACH's Downtown Overlay District Code is being amended to be form-based and designed to implement the 2007 Downtown Master Plan as well as the recently-approved Multi-Modal Strategy. Amendments include: a regulating plan; standards for public space, building form and architecture; annotation through illustrations; administration; and design guidelines.

... The Planning Board reviewed the new overlay district code in August and it soon will be moving on to the City Commission for formal approval.



Two extensive master plans are anticipated to steer the future revitalization of **DAYTONA BEACH's** core beachside tourist and mainland downtown districts.

... Planning consultants are working on their final proposal for redeveloping and energizing the beachside tourist area known as the **E-ZONE** (*E standing for entertainment*). The Ocean (convention) Center, Main Street, oceanfront boardwalk and pier, and Halifax Riverfront (eastside) are focal points of the E-Zone that extends between Ora and Harvey streets, and the ocean and Halifax River.

... **Zev Cohen & Associates** (a VCARD Member Firm) is part of the consulting team that has been crafting the E-Zone master plan and conducting workshops to gain input from the public and stakeholder groups. The team has developed alternative redevelopment plans for the Zone, and a final proposal soon will be presented to the City Commission for readjustments and / or final approval for implementation.

... As discussed thus far, the master plan likely will include a mix of retail and hotel / condominium development complemented with parks and entertainment / recreation activities in a people / pedestrian-friendly environment. Background and highlights of the E-Zone master plan are featured on the city's web site: www.ci.daytona-beach.fl.us

... **Across the Halifax River**, city leaders and many business owners are enthusiastic about proposals within a 15-year master plan that identifies \$75 million in improvements to revitalize 14 blocks of **Beach Street** from Main Street to the Halifax Harbor Marina. Planned in phases, focal points for this project include parks, aesthetic improvements, fishing and boating, cultural and recreational activities along the Halifax River (west side) as well as condominiums and enhancements to improve Beach Street's retail and dining attractions.

... City leaders already are moving forward with the first phase that involves a feasibility study of downsizing Beach Street's four lanes to two between Orange Avenue and Bay Street. The intent is to allow wider sidewalks for more outside activities and additional parking. Call VCARD for more details about this Beach Street plan.



EARS Updates ... The cities of **Holly Hill** and **Port Orange** are updating numerous elements in their comprehensive plans to reflect changes in the periodic Evaluation and Appraisal Reports (EARs) of their growth management plans.

SOUTH DAYTONA's Transportation Concurrency Exception Area (TCEA) is being expanded to include the entire city through a comprehensive plan amendment currently moving through the adoption process. Another pending comp plan amendment provides new guidelines for **mixed use developments** -- including location, implementation and density / intensity.

Architectural design standards for future developments within **DAYTONA BEACH SHORES'** proposed '**Town Center**' have been adopted by city leaders.

... These building design standards are part of the master plan for a future mixed-use complex through redevelopment of properties east and west of A1A within the 2100 and 2200 blocks (the Winn-Dixie Plaza area). As envisioned, the Town Center will include residential, beachfront hotels/condominiums and retail / office space.

... This Town Center is the most major component of Daytona Beach Shores' Community Redevelopment Area (CRA) that extends along A1A (and adjacent properties) from Richards Lane to the north city limits. The overall CRA master plan also includes beautification projects, landscaping, enhanced lighting and the installation of underground utilities along the coastal highway.

PONCE INLET leaders are reviewing the draft of a Phase I **re-write to the Town's land use and development code** as prepared by planning consultants.

... Generally, the amendments are geared to reflect a more user-friendly and illustrated set of regulations. The code amendments address uses and standards within the Riverfront Commercial, Planned Waterfront Development, and Lighthouse Overlay districts – as well as requirements for tree and native vegetation preservation, buffers and landscaping.

... Last year, a temporary moratorium was imposed on most types of development activity within the Riverfront Commercial District pending implementation of new comp plan and land code changes.

... Facilitating Redevelopment and Economic Development ...

A pending **PORT ORANGE** land code amendment is geared to **assist redevelopment projects** by allowing existing businesses on site to open while the remainder of the project is under construction. Completion of the project's remaining improvements must be guaranteed through a "phasing agreement" that can be approved by city staff and mayor without the need for a public hearing or variance. Currently, the land code does not allow a certificate of occupancy for a new building to be issued until 100 percent of the site improvements have been completed.

... Call VCARD for a copy of the amendment that city staff has forwarded to interested VCARD members—seeking our association's input prior to adoption.

Proposed **DELAND** land code changes are geared to **facilitate redevelopment and commercial downtown projects** by allowing planning staff more flexibility in allowing modifications to setbacks, paving, buffers, tree preservation and density requirements.

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EDGEWATER is the most recent city to grant temporary **impact fee reductions** to help promote economic development. An ordinance moving through adoption will reduce certain city impact fees for non-residential development by \$2,000 for each full-time job created by the business or industry. The reductions will be divided equally between impact fees for sidewalks; fire, rescue and police service; and city roads.

... A companion ordinance allows up to a **one-year deferment** of non-residential impact fee payments that exceed \$10,000. As proposed, the reductions and deferments will be available for three years.

... Other cities have taken similar measures in recent years. A moratorium on the collection of transportation, police and fire, and parks impact fees (residential and non-residential) is in effect in **Bunnell** until at least the end of 2012. **Deltona** also had a temporary moratorium on non-residential impact fees (although it expired in April). And **Flagler County** government recently adopted an ordinance enabling non-residential impact fees to remain the same when an existing structure changes its land use. *(See news item on page 6.)*

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A **boat slip allocation** ordinance is being reviewed by **Edgewater** officials to set guidelines for distributing these dock spaces to future waterfront developments.

... Through Volusia's manatee protection program, each East Volusia waterfront community has been allocated a set number of boat slips that they can distribute to future waterfront projects. A certain number of the allocated spaces must be reserved for public use or existing shoreline property owners. The remainder can be distributed to other waterfront projects (such as condominiums or marinas) and the amount generally is determined by the size of the parcel and / or development.

... The affected local governments must adopt ordinances to administer the boat slip allocations as well as county fees (\$1,000 per boat slip) to raise funds for manatee protection – such as enforcement and educational programs on safe boating procedures. **Daytona Beach** was the most recent city to adopt such an ordinance. Any of these ordinances are available through VCARD.

... In West Volusia ...

A **strategic planning process** is underway in **ORANGE CITY**. City officials have identified six main goals that should be addressed with **water issues, and planning and growth management** topping the list. The goals largely resulted from a community workshop conducted earlier this year. City Council members also have identified objectives to help carry out each goal – and have prioritized the objectives. A summary of this strategic plan can be accessed through www.ci.orange-city.fl.us

A **Transit Oriented Development (TOD)** Overlay District is being created by **DEBARY** planners to steer and facilitate future urbanized growth surrounding the planned SunRail commuter rail station south of Dirksen Drive off US17-92.

... Within the next three years, the SunRail system will connect DeBary with downtown Orlando (with nine stations along the way). In future phases, the system -- using existing CSX tracks -- eventually will extend from DeLand to Poinciana in Osceola County.

... To promote and prepare for anticipated growth surrounding the total 17 stations, the affected jurisdictions are creating TOD districts similar to DeBary. Generally, the TODs extend a quarter- to a half-mile from the station and provide for a mix of moderate to high density bicycle- and pedestrian-friendly residential neighborhoods -- along with retail, restaurants and office development – as well as parking facilities for commuters. Rezoning and land use plans are geared to encourage transit use.

... Information about the TODs surrounding all of the proposed SunRail stations – including their planned economic impacts – is available through www.SunRail.com

... IN FLAGLER COUNTY ...

For the past two years, **FLAGLER COUNTY** government planners have been working on a total rewrite of the various elements within the **county's comprehensive plan**. They now are conducting a series of workshops with the County Commission to explain the process and proposed comp plan changes – prior to moving the amended plan through the adoption process.

... County planners have scheduled a separate **workshop with interested VCARD / FCARD members** for Thursday, **September 16** from 2 – 4 p.m. in the county's emergency operations center, 1769 East Moody Boulevard, Building 3, Bunnell.

... All interested members are encouraged to attend. Please advise VCARD Director Dave Castagnacci (dave@daytonachamber.com) if you will be there.

FLAGLER COUNTY business and industrial properties that change land uses can maintain their original **transportation impact fee rates** through a new amendment to county government's impact fee program. The original rates can apply even if the new land use creates an impact beyond that of the original development. However, the land use change must occur at least 24 months after the date of the original certificate of occupancy.

... The new amendment also provides developers of "speculative" commercial buildings more flexibility in the timing of payment of transportation impact fees. They can be paid in full either before commencement of construction; prior to issuance of a certificate of occupancy (CO); or one-half at issuance of building permit and the remaining half prior to issuance of a CO.

Proposed changes to **PALM COAST's stormwater management utility fee ordinance** are being debated by city leaders and affected land owners.

... The revisions are based on a recent consultant's study that provides a framework for establishing a presumed proportionate fair share benefit based on the volume of runoff from developed or undeveloped lands. The debate centers on the relationship of the actual benefit received and the proposed fees. Another legal issue involves the City's ability to charge undeveloped and unimproved land vs. the parcel's "natural right to drain". *... continued on page 7 ...*

... Palm Coast Stormwater Utility Fee Ordinance ... continued from page 6 ...

The consultant's report recommends charging a fee for undeveloped parcels – reasoning that the vacant lands also benefit either directly or indirectly from the city's stormwater management system. (The fee is based on the size of the vacant parcel.) The report also discusses a process to allow credits for properties that generate less runoff than assumed by the model, thus lessen the burden on the city's stormwater utility system.

... Several property owners are objecting to the proposed utility fees, prompting further study of the revisions by city staff. Call VCARD / FCARD for a copy of the report – or the pending ordinance that would implement all or part of its recommendations.

VCARD is creating an “electronic library” of **local preference** provisions offered by local governments throughout Volusia and Flagler governments in the **contract bidding process** for building and development-related projects (including planning, environmental and legal consulting contracts). The library is available to all VCARD / FCARD members, providing an overview of the various types and scope of “preferences” that all of the local governments offer to building and development-related firms that have locations within their cities or counties.

... This project is being coordinated by **Sam Cline** (S.E. Cline Construction) and eventually will be expanded to include other local governments throughout North and Central Florida. Members are urged to call VCARD for the information provided by any or all of the governments.

Congratulations to these Volusia and Flagler Officials who were elected in the August primary:

- **Volusia County Council** Incumbents **Andy Kelly** (District 1) and **Pat Northey** (District 5)
- **Flagler County Commissioner Nate McLaughlin** (District 4)
- **Flagler County School Board** Incumbent **Trevor Tucker** (District 3)
- **Volusia County School Board** Incumbent **Diane Smith** (District 5)
- **Daytona Beach Commission** Incumbent **Derrick Henry** (Zone 5)
- **DeLand Commissioner Vonzelle Johnson** (Seat 3)
- **Deltona Commission** Incumbent **Zenaida Denizac** (District 1)
- **Holly Hill Commissioner Donnie Moore** (District 3)
- **Port Orange Council Members Bob Ford** (District 1); **Don Burnett** (District 2); and Incumbent **Dennis Kennedy** (District 4) Other local government positions will be decided in the November 2 election – along with many state and federal elected offices.

~~ VCARD / FCARD NEWS ~~

... VCARD / FCARD Welcomes New Members ...

- **Coldwell Banker Commercial NRT**, a real estate sales, leasing, and property management company at 901 N. Lake Destiny Drive, #110, Maitland, FL 32751 Phone: 407-539-1000 FAX: 407-539-0328 Web site: www.cbcworldwide.com VCARD / FCARD Representatives are **Debbie Berner** (debbie.berner@cbcflorida.com); **Paul Hoffman** (paul.hoffman@cbcworldwide.com); and **Robin Webb** (rwebbccim@cbcworldwide.com)
- **LPG Environmental & Permitting Services, Inc.**, a full service environmental consulting firm headquartered at 1174 Camp Avenue, Mt. Dora, FL 32757 Phone: 352-383-1444 FAX: 352-383-3877 Web site: www.lpgeps.com VCARD / FCARD Representatives are **Chryl DeCrenza** (cdecenza@lpgenvironmental.com) and Executive Council Member **Ginger Creighton** (gcreighton@lpgenvironmental.com) who is based at LPG's Northeast Florida location: 6600 Youngeman Circle, Suite 4, Jacksonville, FL 32244. Phone: 904-779-0114.
- **Modica & Associates**, an environmental consulting firm at 302 Mohawk Road, Clermont, FL 34715 Phone: 352-394-2000 FAX: 352-394-1159 VCARD / FCARD Representative is **Elaine Imbruglia** (eca@modica.com) Special thanks to **Sheri Ford Lewin** (Environmental Resource Marketing) for recruiting this new member firm.

... **VCARD / FCARD Member News ... continued from page 7 ...**

Florida Super Lawyers magazine recently recognized **James Stowers** and **Michael Woods** of **Cobb Cole** as “**Rising Stars**” attorneys.

... *Florida Super Lawyers* magazine recognizes attorneys for attaining a high degree of peer recognition and professional achievement. *Super Lawyers* magazine names attorneys in each state who received the highest point totals, as chosen by their peers and through the independent research of *Law & Politics*, from which the top five percent are identified.

... The “Rising Stars” attorneys are recognized as those who are the state’s top up-and-coming attorneys 40 years old or younger, or who have been practicing for 10 years or less. Both James and Michael were recognized in the area of Land Use/Zoning Law.

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Two long-practicing engineering and environmental firms have joined forces through **S&ME’s** recent purchase of the assets of **QORE Property Sciences**. Through the transaction, about 260 QORE employees have joined S&ME, increasing the company’s employment to 1,000.

... In Florida, S&ME operates offices in Orlando and Tampa, with 26 more locations in seven other states. Service lines include geotechnical engineering; construction materials engineering and testing; environmental services, natural and cultural resources, water resources and solid waste engineering; and occupational health and safety.

... Founded in 1973 in Raleigh, N.C., S&ME is ranked in *Engineering News-Record* magazine’s “Top 500” design firms and “Top 200” environmental firms. It has won 70 “engineering excellence” awards from the American Council of Engineering Companies.

Dickens & Associates, Inc., a Daytona Beach-based consulting engineering firm, is **celebrating 35 years of service** to the community. Founded by William J. Dickens, the firm has been owned by **Edwin W. Best** since 1995, who joined the firm in 1978 and serves as Chief Executive Officer.

... D&A provides electrical engineering services including investigation, design, bid, and construction administration for power, lighting, security, fire/smoke detection and alarm, voice, video, and data systems. Members of the firm have been recognized by the Illuminating Engineering Society of North America for their design of efficient, effective, and cost appropriate lighting solutions.

... D&A has designed more than 5,000 projects, and holds continuing service contracts with Volusia County and the cities of Daytona Beach and Ormond Beach.

... Recent projects include the Ocean Center expansion, Volusia County Courthouse, a new security system and terminal expansion for Daytona Beach International Airport, A1A utilities relocation in Daytona Beach Shores, site expansion for Riverbend Community Church, redundant primary power expansion for Offutt Air Force Base in Omaha, Nebraska, electrical upgrades and emergency power system for Volusia County’s Central IT center, and power and lighting for several area sports facilities.

Nodarse & Associates, Inc. has been selected by Volusia County Schools for an annual contract to provide geotechnical engineering, construction materials testing and environmental consulting services for various school construction projects. The services will be managed from N&A’s Ormond Beach office. Established in 1991, N&A is a woman-owned specialty engineering firm providing statewide services. Headquartered in Winter Park, the firm has 10 branch offices throughout Florida.

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Sympathy is extended to friends and family of ...

-- **John Pace**, one of the founders of **Consolidated-Tomoka Land Co.** (CTLC), died recently. Mr. Pace was a CTLC director from 1966 to 2000 – as well as serving as a director for Consolidated Naval Stores Company and Consolidated Financial Corporation, earlier companies that were associated with CTLC.

-- **Mabel E. Kirkland**, co-founder of **Kirkland Sod** in Samsula, passed away Sunday, August 22. Mrs. Kirkland established Kirkland Sod with her late husband, Jack, in 1956.

... **VCARD / FCARD Member News ... continued from page 8 ...**

Debbie Berner, Coldwell Banker Commercial NRT's Business Development Director for Property Management, has completed and passed the Bob Fritze School of Real Estate. She has obtained her Real Estate Sales Associate license from the State of Florida.

All VCARD / FCARD member firms are encouraged to **support our Association's 24th Annual ICEBREAKER reception** through sponsorships. These sponsorships from member firms have enabled VCARD to fund this popular tradition that attracts more than 300 development professionals and local government representatives from throughout North and Central Florida.

... This year's Icebreaker will be **Tuesday, September 28** from 5 – 8 p.m. in The Clubhouse at LPGA International, 1000 Champions Drive, Daytona Beach. Call VCARD at 386-257-4169 for details about sponsorships ... *OR if you have not yet received your invitation.*

Remember ... Members can SAVE 20 PERCENT on 2011 membership dues by recruiting a new member to join our association. The new recruit in turn also receives a 20 percent dues discount for the first year. In line with this recruitment incentive, several VCARD / FCARD leaders have been working hard to recruit new member firms ... prior to the September 28 Icebreaker ... through a Membership 'RoundUp' campaign coordinated by Immediate Past Chair **Joel Ivey** (Ivey Planning Group). Call VCARD (386-257-4169) for details ... and to join the fun.

... **Other Upcoming VCARD Events ... Mark Your Calendar!**

October 7 – VCARD's annual **lunch workshop with the Volusia County Council**, noon – 1 p.m., county administration center, DeLand

October 27 – VCARD's annual **picnic on the Ford Family Farm**, 4 – 7 p.m., the Ford Family property off SR472 in West Volusia

December 3 – VCARD's annual **holiday membership lunch** will highlight the culinary and musical talents of students from Daytona State College (DSC) and Stetson University, 11 a.m. to 1 p.m., Café 101 in the Mori Hosseini Building of DSC.

Thanks to [Consolidated-Tomoka Land Co. / LPGA International](http://www.consolidatedtomoka.com)
(www.consolidatedtomoka.com / www.lpgainternational.com);
[CPH Engineers](http://www.cphengineers.com) (www.cphengineers.com);
and [S & ME](http://www.smeinc.com) (www.smeinc.com)

for sponsoring VCARD's newsletter. Please visit their corporate web sites for details about the development-related services they provide:

