



'VCARD DEVELOPMENTS'

February 23, 2011



VCARD's Golf Tournament ... A Great Event for a Great Cause!
R. Sans Lassiter, VCARD Chair

We may not have had a lot of snow (I saw flurries) but I do feel that spring is in the air! This year, we're celebrating spring with a fantastic opportunity to enjoy the weather at our annual **VCARD / FCARD golf tournament on Friday, May 13.**

*This is a perfect opportunity to socialize with many of your professional associates while -- at the same time -- helping us raise money to support our many educational activities in memory of two dedicated community leaders and contributors: the late **Tommy Durrance** (Halifax Paving) and **Steve Sliger** (Sliger & Associates).*

We are pleased to be playing this year's tournament on the *Club de Bonmount Course* at the Plantation Bay Golf & Country Club, Ormond Beach – developed by VCARD Member Firm ICI Homes. This is a beautiful golf course that will challenge your playing skills while providing unparalleled vistas of Florida's natural beauty. I encourage everyone to visit their website at www.plantationbaygolf.com/cdbcourse.html Attached with this month's newsletter is a flier promoting the tournament – as well as a registration form for player and sponsorship opportunities. The flier also is accessible through www.responsibledevelopment.com

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Please Note ... This tournament is the **primary fundraising event for our association.** Through this tournament, we are able to continue our role as a liaison between the development community and local governments – *and* sponsor the numerous educational programs that benefit the overall community in understanding Florida's complex environmental and growth management topics. So *support from our membership is of utmost importance.*

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VCARD's 'Golf Committee' gathers monthly for a complimentary lunch meeting to organize the tournament. I welcome you to join them for an hour of socializing, networking ... *and great food!*

We are accepting gifts to be used as prizes and auction items at the tournament -- such as rounds of golf; or gift certificates for restaurants, spas, photography sessions or hotel stays. We also need specialty items for the tournament player bags which are excellent opportunities for you to advertise your firm *free of charge* to local governments and development professionals throughout North and Central Florida. For more information, contact Dave Castagnacci at 386-257-4169 or dave@daytonachamber.com

Whether you golf or not – please join your friends for a relaxing afternoon on May 13th ... and celebrate the arrival of spring! *Sans*

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VCARD / FCARD Welcomes 4 New Members

~~ ENVIRONMENTAL NEWS ~~

Florida's controversial **waterway nutrient runoff restrictions** are gaining opposition nationwide. Seventy-six companies and organizations representing national and state business and agricultural interests outside Florida have petitioned Congress to prohibit similar restrictions from being imposed in other states. They join a number of similar groups within Florida – including state government – that are challenging the standards.

... The provisions are being forced on Florida regulators by the federal Environmental Protection Agency (EPA). The measures are geared to greatly reduce the runoff of nutrients into Florida waterways, particularly nitrogen and phosphorous that can cause pollutants such as algae blooms.

... Opponents charge the restrictions are not based on scientific evidence and fail to consider runoff from natural causes. They also complain that annual compliance costs for local governments, businesses and landowners could run into billions of dollars.

... Enforcement of the new standards has been delayed until early 2012 to allow more time to assess their impact and feasibility.

... The new standards resulted from a negotiated agreement between EPA and environmental groups that had filed suit, claiming that the federal agency wasn't enforcing nutrient runoff rules in the state.

The impacts of these nutrient runoff standards were a primary focus of VCARD's February 11 **educational forum on waterway pollution regulations**. The program also addressed the impacts of pollution control programs for Total Maximum Daily Loads (TMDLs) and the National Pollution Discharge Elimination System (NPDES). Call VCARD for a copy of the power point presentations. And special thanks to **England-Thims & Miller** for being the member sponsor firm for this program.

WATER SUPPLY PLANNING issues – from Florida's state, regional and local government levels – will be analyzed during a Friday, **April 1 forum** being coordinated by VCARD, the Volusia League of Cities and the Surfcoast Chapter of the Florida Planning & Zoning Association. The event will be from 9:30 a.m. to noon in the Pelican Bay Country Club, 350 Pelican Bay Drive, Daytona Beach.

Program presenters and topics:

- State water supply planning requirements: **Kirby Green**, executive director of the St. Johns River Water Management District
 - Central Florida's regional initiatives: **Shelley Lauten**, president of myregion.org; and **James Sellen**, VHB MillerSellen
 - Aquifer and hydro-geology considerations: **Gary Eichler**, water resource consultant for the City of Palm Coast
 - Local government perspectives: **Keith Riger**, DeLand city engineer; and **Richard Adams**, Palm Coast public works / utilities director. Mr. Adams also is chair of the 'Coquina Coast' Seawater Desalination Partnership that is planning a **desalination water treatment plant** in Flagler County. He will provide an update on the progress of this project in which Palm Coast is the primary supporter.
 - Program Moderator will be **Charles Faulkner** (Faulkner & Associates), Vice Chair of FCARD.
- ... Formal announcements for this program will be distributed soon.

... **Transportation and Development** ...

Volusia's transportation planners are encouraging local governments and developers to be more focused on **transit opportunities in land use planning** and the designing of communities, facilities such as hospitals and institutions, and business complexes. Planners with VOTRAN, the county's bus service, have created **TRANSIT DEVELOPMENT DESIGN** guidelines to help developers facilitate and promote transit use by residents and patrons of their future projects.

... The design guidelines and the principles of **Transit Oriented Development** (TOD) were presented at the recent lunch meeting of the Surfcoast Chapter of the Florida Planning & Zoning Association (FPZA). Guest speaker was Planner **Heather Blanck**, an assistant general manager for VOTRAN.

... continued on page 3 ...

... Transit Oriented Development (TOD) ... continued from page 2 ...

As part of her transit oriented development presentation, Ms. Blanck credited the cities of **DeBary** and **Ormond Beach** for their progress with TOD-related programs. DeBary recently adopted land code changes to promote TODs surrounding the soon-to-be-built station for the SunRail commuter train that will link the West Volusia city with downtown Orlando -- and later extend as far west as Poinciana in Osceola County. The city's TOD design criteria allows higher density development near the station and encourages it to be pedestrian / bicycle friendly and a mix of commercial, retail and residential.

... **Ormond Beach** has incorporated a "**multi-modal strategy**" in planning for future growth and / or redevelopment along major portions of the city's busiest arteries – US1, A1A and SR40 (Granada Boulevard) – all which have heavy traffic and are also serviced by VOTRAN. The city is gaining state-approved **transportation concurrency exception** for these areas through adoption of the multi-modal strategy that is focused on enhanced transit, better connectivity and increased attention to better form and land use, including increased densities.

... Ormond Beach planners have drafted a "**mobility fee**" program for developments within the corridors' traffic impact areas (one-half mile wide). The mobility fees will help fund improvements that facilitate transit multi-modal transportation – sidewalks, bike paths, increased VOTRAN service and connectivity between developments.

... Ormond Beach planners are working with county government officials, attempting to exempt projects within these areas from **county road impact fees** -- reasoning that they encourage infill / redevelopment and are exempt from concurrency requirements.

... Call VCARD for a copy of the DeBary or Ormond Beach transit-related land code provisions, VOTRAN's transit development design guidelines, or Ms. Blanck's FPZA presentation.

~~ VOLUSIA / FLAGLER ~~

Local government and business leaders in both Volusia and Flagler counties are finalizing longterm strategies and programs for **ECONOMIC DEVELOPMENT**.

... After several years of planning, **Team Volusia** has formally been organized as a private-public partnership to assist local governments in attracting business. The new chief executive officer is **Helen Cauthen**, a former executive officer with the Greensboro (N.C.) Economic Development Alliance. A **CEO Business Alliance** has been created to operate separately but in cooperation with Team Volusia. The Alliance includes executives from several local corporations whose largescale contributions will be used to actively target and recruit outside businesses to locate in Volusia. **Kent Sharples**, former Daytona State College president, has been hired as the Alliance's president.

... In **Flagler County** – where unemployment is ranked among the state's highest -- local governments are working to unify efforts to fund and manage an economic development program. They plan to contract with a facilitator to coordinate an economic development summit.

... Flagler County already has one public / private economic development agency, **Enterprise Flagler that** is funded by both local governments and private businesses. At recent sessions, government officials mainly have been discussing alternatives to fast-track the initiative. **Palm Coast** officials recently completed their own economic development plan that emphasizes incentives to lure new and expanding businesses. That plan can be accessed through www.ci.palm-coast.fl.us

... **In West Volusia ... Deltona** leaders are looking at several potential incentives to spark business growth and also aid the ailing residential real estate market, one of the most depressed in Central Florida. Originally designed as a suburban residential community, Deltona planners are looking to **rezone certain neighborhoods as "mixed use,"** allowing residential properties to be converted for commercial uses. They also are considering reductions (or elimination) of city-controlled impact fees and deferral of city tax payments for businesses that meet certain criteria (i.e. number of employees and pay rates). A similar city tax deferral already is in effect in **DeLand**.

Kelli McGee is interim director of Volusia County government's Growth and Resource Management Department, replacing **Greg Stubbs** who resigned recently.

... **Rural Development and Wetlands Protection** ...

Ordinances being reviewed by Volusia County government planners **enhance standards for the protection of wetlands** countywide – and development within Volusia’s rural areas.

... Volusia’s unique **minimum environmental standards** for wetlands protection enable county government to require additional permits for wetland impacts (in addition to those of state and federal agencies) – and to impose these standards within cities as well as unincorporated areas.

... Proposed changes to the wetlands standards particularly add more restrictions (*and some prohibitions*) for impacts to wetlands within the county’s largely undeveloped rural tracts in the center of the county – areas that are within either (or both) an Environmental Corridor Overlay (ECO) District or a Natural Resource Management Area (NRMA). As proposed, the increased restrictions will apply even if unincorporated ECO or NRMA tracts are annexed into a city.

... County government’s pending **rural development ordinance** provides standards for “conservation subdivisions” in rural areas – as well as **subdivisions with unpaved roads and family homesteads** on large-lot rural tracts.

Note: Conservation development encourages land preservation; efficient use of land, resources and utility services; and innovation in the planning and building of developments (i.e. clustering of homes; trails, bike and pedestrian paths; open space and green development).

... County planners also are drafting **land use comprehensive plan amendments** that – among other things – will enable implementation of the rural development and wetland ordinances.

... A VCARD committee is actively monitoring this process and meeting with county staff to provide input. Call VCARD if you would like to participate or review any of the pending amendments.



Steering the future of **Daytona Beach’s INTERNATIONAL SPEEDWAY BOULEVARD** is the goal of civic, business and government leaders who meet monthly as the *ISB Coalition*.

... The group hopes to combine business, infrastructure, transportation, environmental and social needs to boost the economy and high quality of life along East Volusia’s largest urban thoroughfare, extending from the I-95 / I-4 interchanges across the city to the Atlantic Ocean.

... Numerous activity centers exist along the corridor: the highway interchanges, Daytona International Speedway, various levels of retail (including Volusia Mall), Daytona International Airport, three colleges, Halifax Health Center; downtown Daytona Beach, the Ocean (convention) Center and Peabody Auditorium, Main Street Entertainment Zone, and the beach and boardwalk. The ISB Coalition is attempting to link these assets to benefit each other and manage the growth of the overall corridor, especially focusing on alternative transportation modes.

... An **ISB Stakeholders Task Force** also meets regularly as a subcommittee of the ISB Coalition to provide “technical” expertise to the program, particularly in regard to transportation planning -- as traffic is expected to increase greatly along the corridor within the next 25 years.

... Past VCARD Chair **Maryam Ghyabi** (Ghyabi & Associates) was instrumental in organizing this ISB Coalition more than two years ago – along with Daytona Beach City Manager **Jim Chisholm** and County Manager **Jim Dinneen**. Other VCARD members also have assumed leadership roles. **Bob Williams** (Daytona State College) was coalition chair last year. **Karen Jans** (University of Central Florida) is chair this year; and **Blaine Lansberry** (Bahama House) is vice chair.

... See isbcoalition.org to learn more about the history and past meeting discussions of the coalition.



Don Romanik and **Scott Meacham** have been appointed to fill vacancies from recent resignations to the **PONCE INLET** Town Council by former Mayor Tony Goudie and Council Member Barbara Davis. After Goudie’s resignation in December, former Vice Mayor **Kris Derr** became mayor and Meacham was appointed to fill her seat. Romanik replaces Davis who resigned in January. The appointees will maintain their seats until this November’s election.

... Local Government Report ... continued from page 4 ...

... Daytona Beach and county government leaders soon will be reviewing a master plan for steering future redevelopment within the city's beachside entertainment zone, known as the **E-ZONE**. The Ocean Center, Main Street, oceanfront boardwalk and pier, and Halifax Riverfront 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 is crafting the E-Zone master plan. The plan likely will include a mix of pedestrian-friendly retail and hotel / condominium development complemented with a riverfront marina, parking facilities, and entertainment and recreational activities centered around the boardwalk and pier.

... Background and highlights of the E-Zone master plan are featured on the city's web site: www.ci.daytonabeach.fl.us

... IN FLAGLER COUNTY ...

Palm Coast Green Awards – The city was honored recently with a *Regional Award for Excellence in Environmental Stewardship* from the Northeast Florida Regional Council. The award is in recognition of the city's **gold certification** by the Florida Green Building Coalition. The certification acknowledges Palm Coast's environmental practices within its government facilities. City officials also have adopted incentives for local green building and development.

... Palm Coast has been re-certified as a **'Tree City USA'** and has received a **'Tree City USA Growth'** award from the National Arbor Day Foundation, in cooperation with the USDA Forest Service and the National Association of State Foresters. These titles recognize the city's tree protection measures, community forestry and educational programs, and wildlife resource management.

Palm Coast officials continue debating proposed new **stormwater utility fee rates** for owners of vacant tracts. The new fees are based on a consultant's study of the city's stormwater utility program, and particularly the impact of undeveloped parcels on the city's stormwater utility system.

... For much of the past year, city officials have been debating various fee rates – all being a percentage of the rates paid by owners of developed tracts. Most recently, the council (on a split 3-2 vote) tentatively decided to allow a 95 percent discount. A final hearing is scheduled for March 1.

... The issue has been especially contentious with owners of large tracts whose fees could be substantial. They contend that their properties don't have any impact on the city's stormwater management system and thus shouldn't pay any fees.

In an effort to reduce costs, **PALM COAST** staff has begun **conducting its own traffic counts** instead of contracting out for these services. The counts are conducted biennially of all vehicular traffic on the city's arterial and collector roads for transportation-planning purposes. These counts are used in development review, concurrency evaluations, analysis of changes to traffic patterns and projections of traffic growth.

... Publications and Resources ...

The Volusia Transportation Planning Organization (VTPO) and Volusia Council of Governments (VCOG) have compiled a **directory of Volusia and Flagler local governments** and their legislative delegation representatives. Call VCARD for an electronic copy.

... This directory lists the **names and e-mail addresses** of all municipal and legislative elected officials – as well as phone numbers and e-mail addresses of department heads; and municipal office addresses and web sites. Contact information for VTPO and VCOG planning and administrative staff also is included.

... Special thanks to **Pamela Blankenship**, VTPO office manager, for providing this valuable resource – and to VCARD Treasurer **Ron Nowvskie** (Root Organization) for forwarding it to our membership.

... Publications and Resources ... continued from page 5 ...

An on-line **WATERWISE PLANT DATA BASE** has been updated and expanded by the St. Johns River Water Management District and can be accessed at www.floridaswater.com/waterwiselandscapes.

... The web pages provide information on designing a water-conserving landscape and how to group plants according to their needs, such as sunlight and soil conditions.

... The site's 'plant details' help in selecting the optimal location for a plant, where it would need the least irrigation. A spreadsheet can be generated displaying appropriate plants that suit the criteria of given locations (i.e. sunlight, soil type, space). Plant maintenance also is covered.

... The waterwise plant data base has been expanded to include about 800 species, almost 250 more than the earlier print version of the waterwise guide. This "working" electronic landscaping web site replaces the previous printed versions that were updated annually.

A "**Management Guide for INVASIVE PLANTS IN SOUTHERN FORESTS**" gives homeowners, gardeners, land managers and others information on controlling and removing these nuisance species throughout the 13 Southern states.

... Free copies are being distributed by the USDA Forest Service Southern Research Station and can be ordered by calling 828-257-4830 – or an electronic version is accessible through srs.fs.usda.gov/pubs/36915.

... The 120-page guide explains how invasive plants spread, methods for removal and rehabilitation, preventative measures to reduce their distribution, and the crafting of management plans. Details also are provided on herbicides and applications, biological controls, and mechanical treatments.

... The guide is a companion book to "**A Field Guide for the Identification of Invasive Plants in Southern Forests**" that was released last summer.

A **GROUNDCOVER RESTORATION GUIDE** is available electronically through the Florida Fish & Wildlife Conservation Commission (FWC). This manual assists environmental professionals in re-establishing native grasses, herbs and other plants which grow at the ground level or "understory" of vegetation. The manual primarily deals with restoring agricultural lands back to natural pineland communities. See www.myfwc.com/docs/Conservation/GCRIImplementationGuidebookOct2010.pdf

~~ VCARD / FCARD NEWS ~~

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

● **Fish Tail Mitigation Bank** at 501 Riverside Avenue, Suite 902, Jacksonville, FL 32202 Phone: 904-536-3386 FAX: 904-393-9003 Web site: www.mitigationdev.com VCARD / FCARD Representative is **Bill Schroeder** (bill@mitigationdev.com) Thanks to **Sheri Ford Lewin** (Environmental Resource Marketing) for recruiting this new member firm.

● **Pappas, Metcalf, Jenks & Miller, P.A.**, a law firm at 245 Riverside Avenue, Suite 400, Jacksonville, FL 32202 Phone: 904-353-1980 FAX: 904-353-5217 VCARD / FCARD Representative is **Staci M. Rewis, Esq.** (srewis@papmet.com)

● **Mark H. Rakowski**, a land use planning and development consultant at 822 East 8th Avenue, New Smyrna Beach, FL 32169 Phone: 386-690-3880 E-mail: mrakowski@cfl.rr.com

● **Waste Pro** -- specializing in residential and commercial waste disposal and recycling – and located at 925 South Clyde Morris Blvd., Daytona Beach, FL 32114 VCARD Representative is **Bob Wolk**, Division Manager. Phone: 386-788-8890 Cell: 386-547-2350 FAX: 386-236-4345 E-mail: rwolk@wasteprousa.com Web site: www.wasteprousa.com Thanks to **Shailesh Patel** (Dredging & Marine Consultants) for recruiting this new member firm.

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**Congratulations** to **ECS-Florida, LLC** that celebrated its 23<sup>rd</sup> anniversary on February 15, 2011. Based in Nantilly, VA, ECS specializes in geotechnical, construction materials, environmental and facilities. Their Central Florida office is located at 2815 Directors Row, Suite 500, Orlando, FL 32809.

... **VCARD Member News ... continued from page 6 ...**

**Zev Cohen & Associates, Inc.** has been selected as the 2010 **Small Business of the Year** by the Daytona Regional Chamber of Commerce. The annual award recognizes businesses that contribute to the community's economic vitality and quality of life as well as delivering a high level of customer satisfaction while maintaining positive employee relations.

... Zev Cohen & Associates is a multi-disciplinary consulting firm founded in 1977 and headquartered in Ormond Beach with branch offices in St. Augustine, Amelia Island and Edgewater – specializing in civil engineering, transportation, planning, environmental services, landscape architecture and LEED certification / green design.

**Nodarse & Associates (N&A)** has been named one of *Engineering News-Record's* '**Six Companies To Watch**' in the Southeast United States during the upcoming year. The title focuses on private and public companies that are expected to have an impact on their respected regions.

... N&A, an environmental and geotechnical engineering firm headquartered in Winter Park, recently announced plans to extend services into Alabama, Georgia, North and South Carolina, and Louisiana. The company also has opened a new office in Fort Lauderdale in anticipation of Broward County's extensive aviation program.

**LPG Environmental & Permitting Services** has been acquired by **Kleinfelder** and is now known as Kleinfelder / LPG Environmental (K/LPG).

... Kleinfelder is an employee-owned science, architecture and engineering consulting firm. The merged K/LPG employs 20 scientists in three offices: Mount Dora, Jacksonville and Lakeland. They provide environmental, engineering, planning and permitting services for industrial, transportation, mining and commercial projects in Florida. VCARD / FCARD Representatives are **Chryl DeCrenza**, 352-383-1444, and **Ginger Creighton**, 904-538-9171.

**Michael W. Creed, PE**, chairman and CEO of **McKim & Creed**, has earned the degree of Doctor of Philosophy in the Department of City and Regional Planning at the University of North Carolina at Chapel Hill. Mr. Creed's dissertation, titled *Planning, Problem Solving, and Kirton's A-1 Theory Within an Organizational Framework*, was published in December 2010 and features original research in small-group problem solving.

... In partnership with **Herbert P. McKim, Jr., PE, PLS**, Mr. Creed established the engineering, surveying and planning firm of **McKim & Creed** in 1978. The firm now has more than 300 employees with offices in Virginia, North Carolina, Georgia and Florida, including Palm Coast and Daytona Beach. The firm has received top rankings from *Public Works*, *Southeast Construction* and *Engineering News-Record* magazines.

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([www.consolidatedtomoka.com](http://www.consolidatedtomoka.com) / [www.lpgainternational.com](http://www.lpgainternational.com));

[CPH Engineers \(www.cphengineers.com\)](http://www.cphengineers.com);

[Dredging & Marine Consultants \(www.dmces.com\)](http://www.dmces.com)

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